

Town of Wales

Comprehensive Plan

April 15, 2004

Adopted June 12, 2004

Amended June 11, 2005

TABLE OF CONTENTS

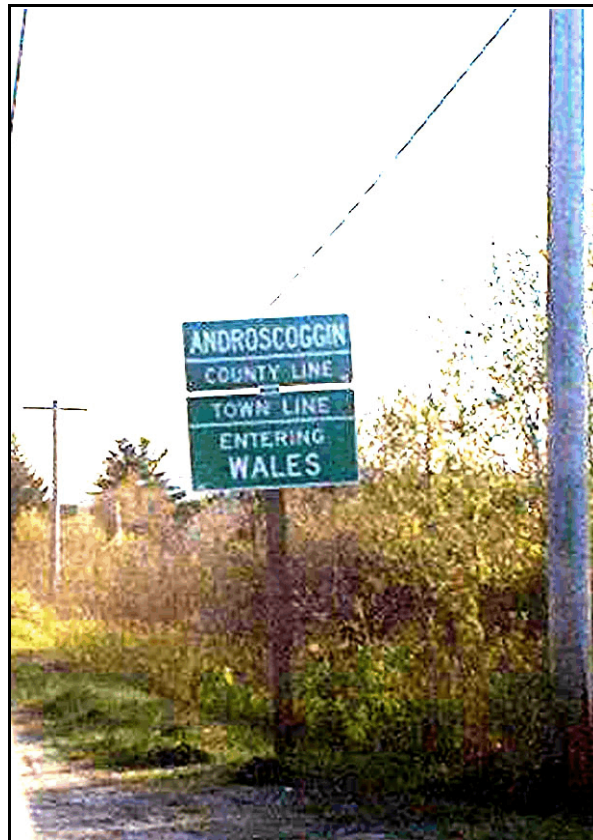
Part I	1
Inventory	1
Introduction	1
Population	2
Housing	7
Agriculture and Forestry	11
Natural & Scenic Resources	13
Public Facilities and Services	21
Transportation	26
Fiscal Capacity	33
Economy	37
Historic and Archaeological Resource	41
Land Use	44
Recreation Resources	48
Part II	49
Goals, Policies & Strategies	49
Housing	49
Agriculture and Forestry	50
Water Quality	51
Natural and Scenic Resources	53
Public Facilities and Services	55
Transportation	57
Fiscal Capacity	59
Historic and Archaeological Resources	60
Land Use	61
Recreation Resources	64
Part III	65
Proposed Land Use Plan	65
Introduction	65
Part IV	71
Capital Investment Plan	71
Introduction	71

Part I Inventory Introduction

Wales is located in Androscoggin County, northeast of Lewiston. It is bordered on the north by Monmouth, on the east by Litchfield both in Kennebec County, on the south by Sabattus and on the west by Greene.

The western border with Greene contains the town's predominant feature, Sabattus Pond. The pond, which runs in a generally north-south direction and covers 1,967 acres (3.25 square miles), is shared by three towns. Other important town features include Sabattus Mountain and Oak Hill. Runoff from the town is divided such that the western half drains into Sabattus Pond and eventually into the Androscoggin River while the eastern half drain north through Jock Stream, and eventually into the Kennebec River.

Wales contains 16.26 square miles of land area, the second smallest municipality in Androscoggin County. For many years, land use in the town was predominantly farming and forestry while today residential, both year-round and seasonal, are gaining in importance.

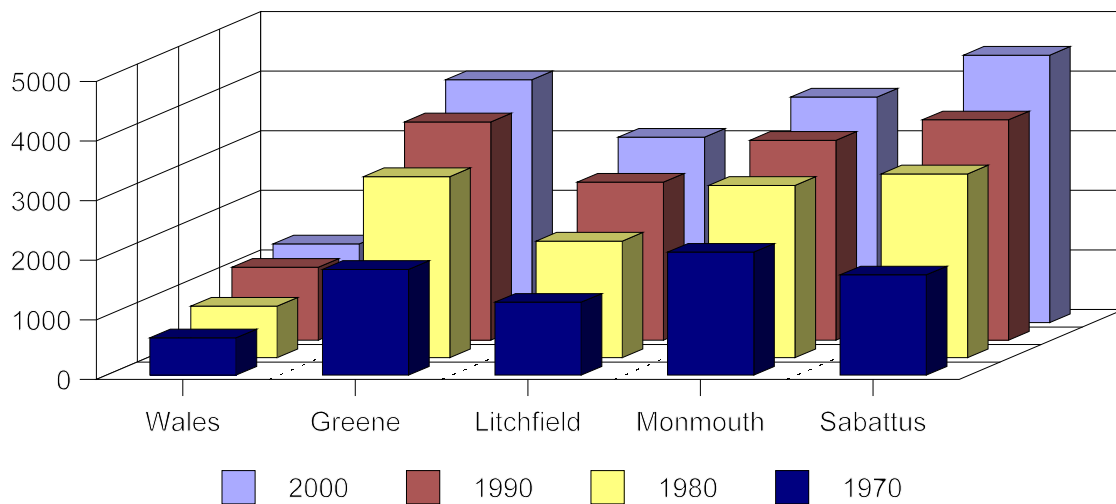


Population

Population trends in Wales are similar to many small central Maine towns. A peak population of 658 people was reached in 1840, followed by over a century of decline. The lowest population during the intervening years was 428 in 1920. The town recovered its peak population shortly after the 1970 Census and has been growing ever since. The largest 10-year increase occurred between 1980 and 1990, 361 people or almost 42%. Population growth since 1990 has been at a moderate rate, especially in comparison with neighboring towns.

Town	1970 Pop	1980 Pop	1990 Pop	2000 Pop	90-2000 Change	90-2000 % Change
Wales	624	862	1223	1322	99	8.1
Greene	1772	3037	3661	4076	415	11.3
Litchfield	1222	1954	2650	3110	460	17.4
Monmouth	2062	2888	3353	3785	432	12.9
Sabattus	1681	3081	3696	4486	780	17.6

Comparison of Wales Population with That of Adjacent Towns



Some of the growth in population can be accounted for by natural increase, that is, births minus deaths. During the 10 years between 1990 and 2000, the natural increase for Wales was 8, as shown in the table below. Natural increase represents 8% of the growth the town experienced during the decade.

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Births	2	10	6	9	12	5	5	8	8	17
Deaths	5	7	6	6	8	9	7	10	7	9
Natural Increase	-3	3	0	3	4	-4	-2	-2	1	8

Age Distribution

The age distribution of the town's population can often give us important information about the future growth of the community and help to predict the future cost of providing services to the residents. For example, if a large portion of the population is in the child bearing years, we would expect to see school costs increase; if the population is aging, costs of services such as ambulance and emergency response might increase.

The following table compares the age distribution for the Town of Wales with the age distribution for Maine as a whole.

Age Distribution for Wales and Maine 2000

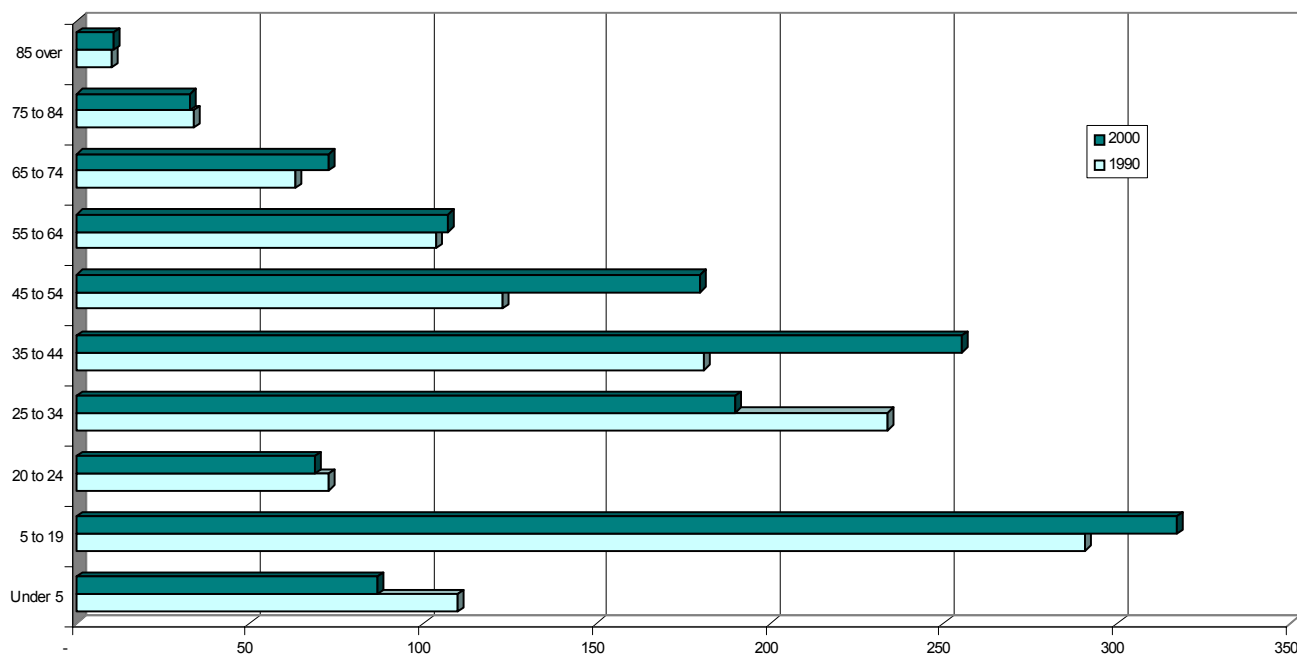
<i>Age Range</i>	<i>Wales</i>	<i>Wales %</i>	<i>Maine</i>	<i>Maine %</i>
Under 5	87	7	70,726	6
5 to 19	317	24	264,759	21
20 to 24	69	5	69,666	6
25 to 34	190	14	157,617	12
35 to 44	255	19	212,980	17
45 to 54	180	14	192,596	15
55 to 64	107	8	123,187	10
65 to 74	73	6	96,196	8
75 to 84	33	2	63,890	5
85 over	11	1	23,316	2
Total	1,322		1,274,933	

Source: U. S. Census Bureau, Census 2000

As can be seen from the chart, Wales has a slightly younger population than the state as a whole with 50% of its population being under 35 while only 45% of the state's population is in that age range. This is emphasized by the median age calculation; Wales has a median age of 34.9 years while Maine has a median age of 38.6 years. The lower age of Wales residents could indicate that the town will have an increased school enrollment in coming years.

In the past 10 years, Maine has seen a decline in young adults as a percentage of the population. It is generally believed that young adults leave Maine to pursue employment opportunities but that they often return to the state when they have work experience. Wales has seen a decline in the 20 to 34 age groups while all other age groups have increased except the less than 5 age group. In 1990, 25% of the town's population was in the 20 to 34 category but in 2000, only 20% was in this age group. This can be seen graphically below.

Wales Age Distribution 1990 & 2000



School Enrollment

The Department of Education maintains records of school enrollment by town. Enrollment records for Wales indicate that, despite rapid growth in population between 1980 and 1990, school enrollment remained steady. However, since 1990, school enrollment has increased by about 23%.

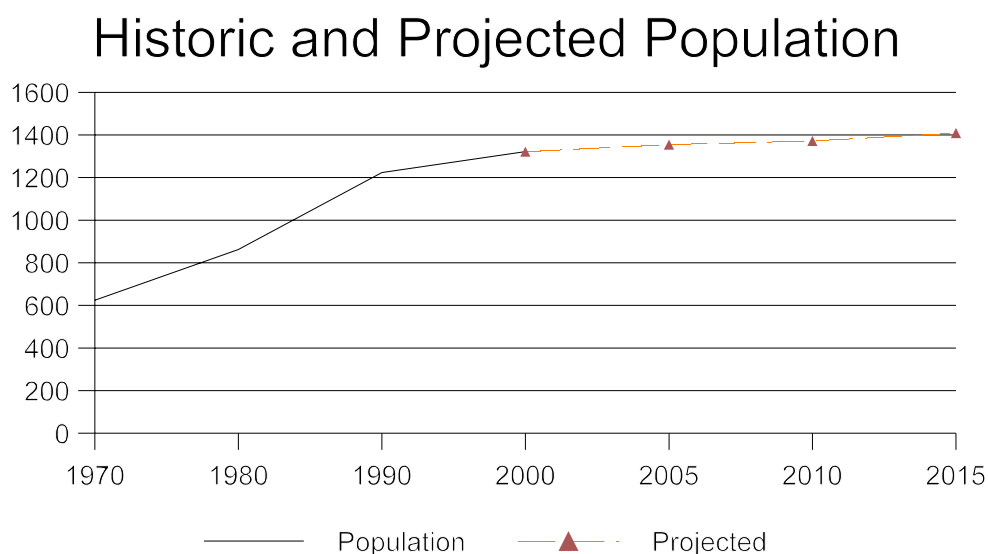
	1980	1990	2000	2001	2002	2003
K-8	150	157	187	173	179	178
9-12	66	58	77	78	85	79
Total	216	215	264	251	264	257

Population Projections

The State Planning Office recently completed population projections for the entire state, based on data from the 2000 Census. The following table indicates the projected population growth for Wales and its neighboring towns.

Town	2005 Population	2010 Population	2015 Population	% Increase (00-15)
Wales	1,355	1,372	1,409	6.6%
Greene	4,261	4,384	4,530	11.1%
Sabattus	4,861	5,115	5,335	18.9%
Litchfield	3,323	3,480	3,618	16.3%
Monmouth	3,971	4,093	4,242	12.1%

While growth in all five towns is expected to slow considerably over the next 13 years, the SPO model indicates that Wales will grow more slowly than its neighbors. The chart below graphically displays past trends and the SPO model.



During the late 1990's and 2000, the Code Enforcement Officer has issued an average of 10 building permits for new residential construction each year. While not conclusive, this data implies that growth in Wales will be greater than projected by SPO. While few subdivisions were approved during the 1990's, several have been presented to the Planning Board during 2002 and 2003, a further indication that SPO's projections are not conservative enough and too highly influenced by the low growth over the 1990 to 2000 period, which was much slower than the previous two decades. It is prudent for the town to take an approach which will allow it to prepare for growth; therefore, we anticipate an increase in population of 12% between 2000 and 2015 to a total of 1480 people.

The population is expected to be slightly older in 2015, with an age distribution as per the following table.

Age Range	2015 Population	% of Total Population
Under 5	89	6
5 to 19	340	23
20 to 24	74	5
25 to 34	207	14
35 to 44	281	19
45 to 54	222	15
55 to 64	133	9
65 to 74	89	6
75 to 84	30	2
85 over	15	1
Total	1480	100

Some members of the community believe that the town will develop more quickly following the opening of the new Turnpike Interchange in Sabattus sometime in 2004. The Comprehensive Plan Committee will keep this in mind while developing strategies to ensure that the town is prepared if growth is more rapid than predicted above.

Housing

Understanding local housing characteristics is an important aspect of the comprehensive planning process. Among the important considerations are housing trends, conditions, availability and affordability.

Housing Trends

The 2000 Census reports that there were 530 housing units in Wales, an increase of 208 units (64.6%) over the period of two decades. Most of this occurred between 1980 and 1990, with only 50 new units during the 90s. About 60 housing units were vacant in 2000, similar to the numbers for 1980 and 1990; most of these are believed to be seasonal units on Sabattus Pond.

It is useful to compare housing growth in Wales with that of surrounding communities.

Regional Housing Growth 1980 to 2000

Town	1980 HU	1990 HU	2000 HU	% Increase 1980-2000
Wales	322	480	530	64.6
Greene	1080	1446	1680	56
Leeds	535	670	856	60
Sabattus	1168	1394	1843	58

While the four towns exhibited similar housing growth rates over the two decades, it is worth noting that Wales saw most of its housing starts in the 80s while the other communities saw substantial development in each decade.

Household size in Wales has declined during the past two decades, from 3.25 in 1980 to 2.82 in 2000. It is estimated that in 2015, the household size in Wales will be about 2.6. Using this information and the population projection from the previous section of the plan, Wales will need 570 occupied housing units. Assuming a vacancy rate of 2%, a total year round housing stock of 580 units will be needed or an increase of 110 new units.

Type and Age of Housing

Most housing in Wales is of the single family, owner occupied type. According to the 2000 Census, only 50 units, or 10.7% of the occupied units, in Wales were rental units. This is

very typical of small Maine communities. However, in Androscoggin County, approximately 37% of all households are renters, most of these are in Lewiston and Auburn.

The Census indicates that 112 housing units (21%) are mobile homes; this is a reduction of 46 since 1990. A number of those are located at the Springbrook Mobile Home Park on the Leeds Junction Road. This is a much smaller percentage than in Sabattus, but quite similar to Leeds, Greene, Litchfield and Monmouth.



More than 60% of all homes in Wales have been built since 1970. Wales has a very young housing stock, especially in comparison with Lewiston/Auburn and other larger towns; Androscoggin County as a whole had more than 37% of its housing stock built before 1940. The following table provides a breakdown of housing by age.

**Age of Housing Units
Wales 2000**

Decade Built	Number of Units	% of Total Units
1990-2000	50	9.4
1980-1990	140	26.4
1970-1980	132	24.9
1960-1970	56	10.6
1950-1960	42	7.9
1940-1950	18	3.4
Before 1940	92	17.4
Total	530	100

Generally, housing age is a good indicator of housing condition; newer housing tends to be constructed with sanitary plumbing, full kitchens, central heat and safe electrical systems. We can assume that the condition of housing in Wales is generally good.

New housing starts have increased since the mid-1990's; the Code Enforcement Officer issued 21 building permits for new dwellings in 2001 and 27 in 2002. At this rate, more new dwellings will be built during the first 3 years of this decade than during the previous 10 years.

Affordability of Housing

Communities can only develop if they have affordable housing, either rental or owner occupied. Small towns often find that a lack of available rental housing forces their young people to leave the community, hindering economic growth and development.



According to the Statewide Multiple Listing Service (MREIS), the sales price of housing in Wales has increased dramatically between 1996 and 2000.

Average Sales Prices 1996-2000

Year	Number of Sales	Average Sales Price
1996	8	\$66,463
1997	7	\$67,114
1998	7	\$49,414
1999	10	\$71,550
2000	11	\$88,900

Source: MREIS

With an increase of 33% in housing prices over the last 5 years, it is important to determine whether the town's low and moderate income residents can afford their housing. The United States Department of Housing and Urban Development (HUD) has established guidelines for determining housing affordability. The income levels that are a primary concern with respect to affordability are moderate, low and very low. These are 150%, 80% and 50% of median income, respectively. In 2000, the median household income for Wales was \$39,926, based on information from the State Planning Office; Census data actually indicates that median household income was \$44,444. The appropriate income levels for affordability analysis are shown below.

**Moderate, Low and Very Low Income Levels
Wales, 2000**

<u>Income Level</u>	<u>Income Amount</u>
Moderate	\$59,889
Low	\$31,941
Very Low	\$19,963

Source: State Planning Office

For each of the above income levels, a maximum affordable selling price can be calculated. Guidelines indicate that 30% of income can be used for housing, which includes the cost of utilities, homeowners insurance, mortgage insurance and property taxes; an annual mortgage percentage rate of 7.5% was used.

**Affordable Housing Sale Prices
Wales, 2002**

Median Household Income	Household Income Level Group	Annual Income Range	Affordable Selling Price
\$39,926	Very Low Income	Up to \$19,963	Up to \$40,850
	Low Income	\$19,964 to \$31,941	Up to \$73,470
	Moderate Income	\$31,942 to \$59,889	Up to \$144,220

Source: Maine Dept. of Economic & Community Development, Androscoggin Valley Council of Governments

Based on transfer tax records, 21 housing units were sold between April 1, 2001 and March 31, 2002. Only 2 of those units were affordable to the very low income population, 7 were affordable to the low income population and 9 were affordable to the moderate income population; this left only 3 units which sold for more than \$144,200.

Data from the 2000 Census indicates that 72% of homeowners spent less than 30% of their income on housing related expenses in 1999; 85% of renters spent less than 25% of their income on rent, with nearly half of those paying less than 15%. While purchasing a home may be difficult for very low income residents, in general, housing is quite affordable in Wales.

Housing for the Elderly

Wales has a smaller percentage of residents over the age of 65 than the state as a whole. This may be due, in part, to the lack of services for this population available in Wales; it may also be due to the fact that there is no affordable elderly housing in town. A desire to remedy this situation was expressed at the public forums and by the Comprehensive Plan Committee. Residents would like the opportunity to remain in town after they are no longer able to remain in their own home.

Agriculture and Forestry

Despite recent clear-cutting, high grading etc., Maine remains heavily forested. It is estimated that nearly 90% of Maine's land is forested. The southern portion of the state, particularly those areas in close proximity to our larger cities and towns, are experiencing a loss of forest resources as new suburban houses are being constructed.

A review of the land cover map for Wales shows that the town is not as heavily forested as many surrounding communities. At this time, it does not appear that new residential development has significantly impacted the town's forest resources. Rather, non-forested land has its roots in the town's farming history. A number of areas in town have been used for row crops and farming and haven't yet reverted to woods. These areas can generally be described as follows:

- To the west of Route 132, between the road and Sabattus Pond
- In the area of Leeds Junction
- Along East Road, Ridge Road, Centre Road, Andrews Road and Route 126/9
- In the northeast corner of town, generally between Ridge Road and Route 126/9

As throughout southern Maine, most of the forests have been cut. In some places, natural forces were not effective in revegetating, likely contributing to Wales reduced forest cover.

Forestry is of limited economic importance to the community as a whole although a few individuals derive benefit by harvesting fire and pulp wood and, occasionally, wood for lumber. During the period 1991-2000, a total of 779 acres were harvested, 84% selection cutting. Harvesting varied from a low of 18 acres in 1995 to a high of 147 acres in 1991; a total of 47 harvests were conducted. During the same time period, 106 acres underwent stand improvement while 40 acres were planted.

Acres Harvested	Acres Improved	Acres Planted	# Harvests
779	106	40	47

Forestry has long been important to Maine's natural resource based economy. To ensure the preservation of the state's forest resources, the Legislature enacted the Tree Growth Tax Act to allow forest land to be taxed at its current use value rather than its "highest use" value. Throughout the state, many landowners have taken advantage of registering forest parcels under this act. In Wales, however, only four parcels totaling 210 acres (1.9% of the town's land area) are registered under tree growth. See the Current Land Use Map for locations.

Farming has declined in Wales over the past 30 years. In 1972, there were seventeen Wales families engaged full-time in farming. By 1991, that number had declined to seven, with six dairy farms and one cattle farm. Today, there are only three remaining dairy farms and two cattle farms. Clearly, the economics of farming in Maine are not good; in addition, the status of

farming in the northeast is low. The proximity of urban areas offering a variety of jobs, especially Lewiston-Auburn and Augusta make it difficult for farmers to continue operating the family farm. Maine's property tax policy of taxing land for its "highest and best use" is one factor contributing to the decline of family farms.

There is a possible bright spot for farming in Wales. One individual has starting growing vegetables for sale and another similar operation is expected to begin during 2002. While these "truck farms" often do not support a family, they may supplement a family's income enough so that the land can remain productive for food and prevent, or at least delay, the sale of farm property for housing.

Truck farms can be successful when they have a ready local market for their produce. A number of communities help to support these efforts through establishment of a farmers market; usually the community provides a highly visible site for the market as well as assisting with advertising etc. Other helpful niche markets are local restaurants interested in the freshest produce and organically grown vegetables.

The Legislature also enacted the Farm and Open Space Tax Law which is similar to the tree growth program in that it allows taxation based on current use. One area in which these laws differ significantly is that there is a partial state reimbursement to communities for lost revenue in the tree growth program and there is no such reimbursement for the farm and open space program. To qualify for the farm program, there is a minimum agricultural income requirement. Seven parcels are in the farm program, including 342 acres of agricultural land and 134 forested acres, or about 4.3% of the town's area. See Current Land Use Map for locations.



Natural & Scenic Resources

Surface Water Resources

There are two surface water resources of significance in Wales; Sabattus Pond and Jock Stream. Sabattus Pond is one of the major topographical features of the town and forms its western border. It is a shallow pond whose level is established by a dam in Sabattus Village. The pond has an average depth of 14 feet, with the deepest portion being about 19 feet.

Sabattus Pond has a surface area of 1967 acres and volume of approximately 27,000,000 cubic meters. The direct drainage area to the pond is about 25.3 square miles,¹ with about 8.85 square miles in the town of Wales. About 36% (700 acres) of the pond lies in Wales, with the remainder in Greene and Sabattus.

The shallow nature of the pond makes it susceptible to water quality problems. Water quality issues were reported as long ago as 1941 and numerous studies have been conducted over the ensuing years.² Failing subsurface disposal systems can contribute nutrients to surface waters; to minimize the impact from these source, Sabattus constructed a sanitary sewer system in the early 80's for the village and lake shore areas, including two homes in Wales. However, lakes are most affects by non-point sources of pollution; when soils erode along shorelines due to construction and maintenance activities, phosphorus previously bound to the soil particles is released to the water.



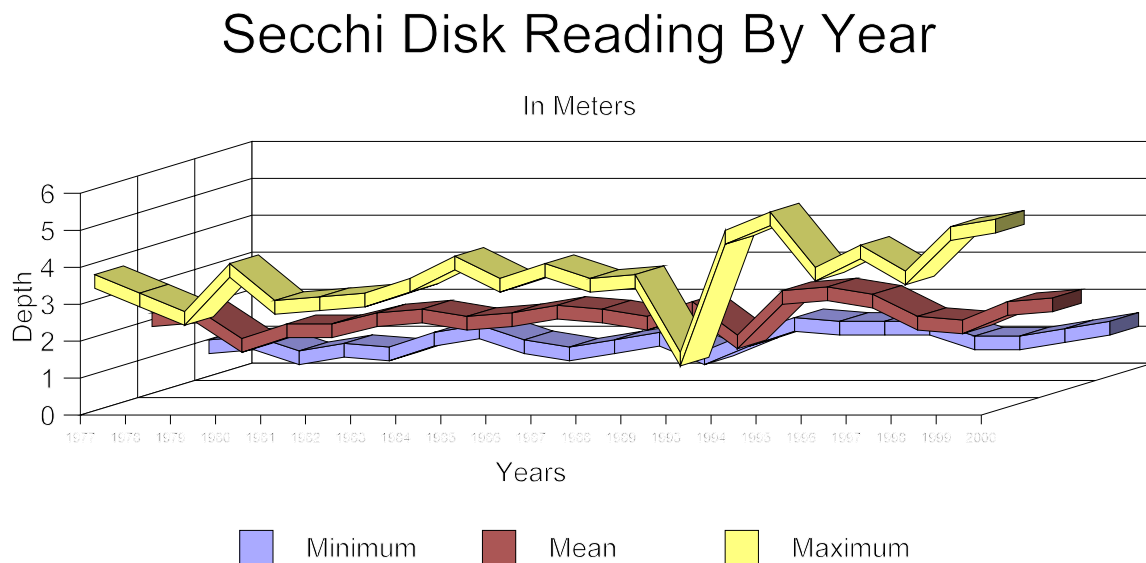
Besides the immediate drainage area, there are two main tributaries to the pond, Dead River and Hooper Brook. (These streams drain much of Greene and Leeds and are believed to contribute phosphorus and nitrogen to the pond from agricultural and other non-forested areas they drain.) These nutrients are the primary food for algae.

The water quality of the pond has been monitored regularly during the spring and summer months since the late 70's. Wales, Greene and Sabattus support the monitoring program with funds raised at town meeting each year. The parameters that are measured include oxygen,

¹Sabattus Pond Water Quality Monitoring & Assessment Report for 1997. Scott Williams.

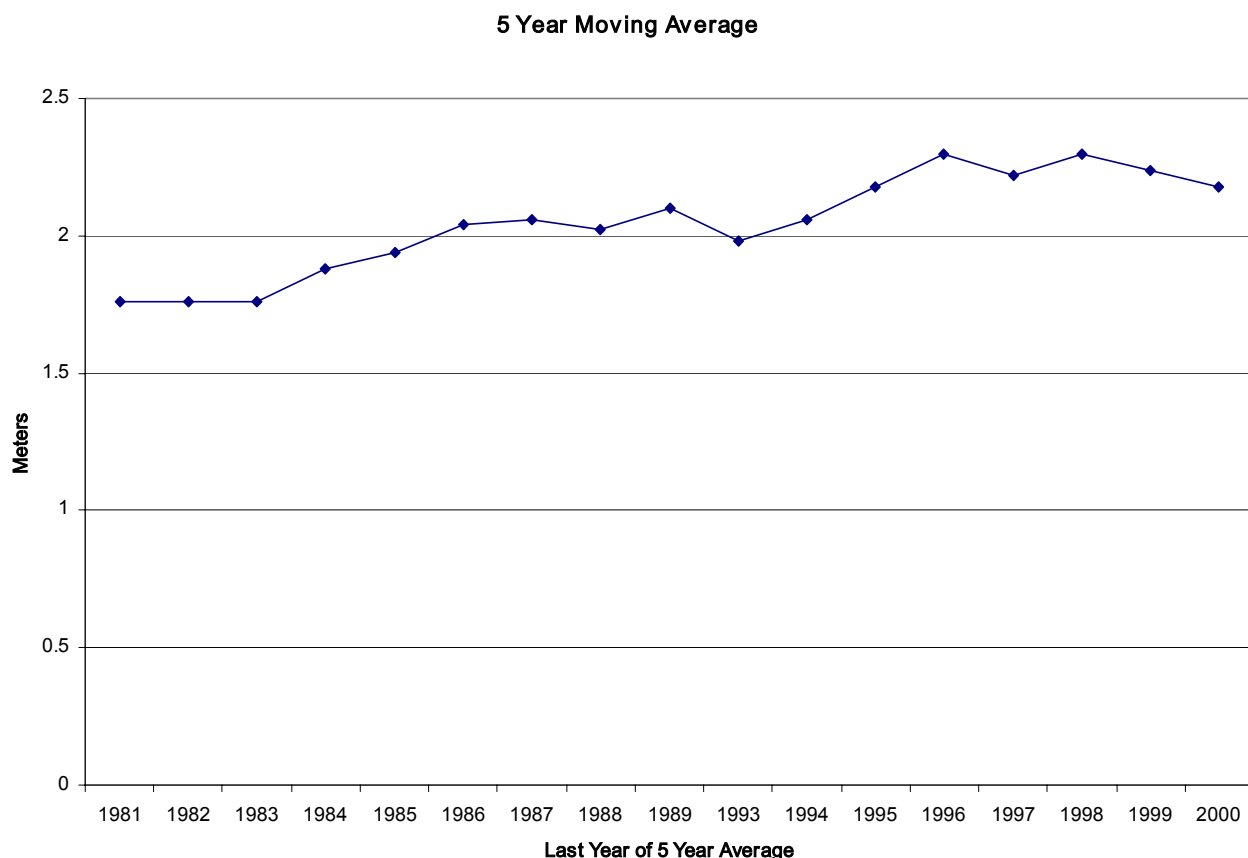
²201 Facilities Plan, Sabattus Area. Carroll E. Taylor & Associates. 1976

phosphorus, and chlorophyll. Additionally, the clarity of the water is measured using a device called a secchi disk.; the depth at which the disk can no longer be seen is recorded. The greater the secchi disk reading, the clearer the water and less likelihood of algae and high phosphorus concentration. Data from Sabattus Pond indicates that water quality problems are common.



Source: <http://pearl.spatial.maine.edu>

There is not a clearly definable trend based on the annual readings. However, by graphing the five year moving average, a trend towards increasing transparency is more easily seen, as in the following figure.



Coupling the Secchi disk readings with the other data collected, such as phosphorus and chlorophyll-a, give a reasonable picture of how water quality has changed over the past 25 years. Mean transparency has increased from about 1.7 meters to about 2.2 meters during that time period, with a few ups and downs, yet minimum transparencies frequently fall below 2 meters, a sign that algae blooms occur almost every year. Phosphorus levels increase throughout the summer months, reaching peak levels in August or September; however, clarity of lake water, based on secchi disk readings tends to be reduced well before phosphorus levels peak. Chlorophyll-a increases significantly in June or July each year.

For several years, it has been observed that the water level of the lake, established at the dam in Sabattus Village, may be a factor in water quality as fluctuating water level may increase shoreline erosion. In the fall of 2000, Wales Greene and Sabattus established a dam commission to set the water level of the lake and work towards water quality improvement. Since that time, the Androscoggin Soil & Water Conservation District received a grant from the Maine Dept. of Environmental Protection to undertake a public education and best management practices demonstration program around Sabattus Pond. Projects and workshops will be held in each watershed community during the grant period.

In addition, the DEP has entered into a contract with Forrest Bell to establish the Total Maximum Daily Load (TMDL) for Sabattus Pond. With a known maximum phosphorus load for the pond, Wales can use this information to design its land use ordinances for the watershed. New development in the watershed should be designed to minimize erosion, include buffers and ensure that phosphorus levels do not increase by more than 1 part per billion.

More than half of Wales is in the Jock Stream drainage area. Jock Stream drains north into Cobbosseecontee Lake and the Kennebec River. Several wetlands abut the stream. Studies completed by the Cobbossee Watershed District ³ indicate that as much as one-third of the annual phosphorus load to this lake is coming from Jock Stream. A number of sources of agricultural runoff and road side erosion have been identified in Wales. As in the Sabattus Pond watershed, minimizing erosion from road ditches and development is crucial to protecting Cobbossee Lake. Although Cobbossee Lake is not in Wales, it is important regionally for its recreational, wildlife and public water supply value.



Freshwater Wetlands

Freshwater wetlands play several important roles in the environment. The most obvious is the role as wildlife habitat, especially for wading birds. Equally important, however, are that wetlands provide storage for flood waters and quiet areas for settling for stormwater flows, thus reducing the amount of phosphorus exported to receiving waters. Altering wetlands generally requires a permit from the Maine Department of Environmental Protection. Shoreland zoning applies to non-forested wetlands of over 10 acres in size.

The largest wetland in Wales follows Route 126 and is known as Maxwell Swamp. This wetland is mostly forested, though some sections are considered to be scrub shrub or emergent. In recent years, there have been some flooding issues related to this wetland as beavers have been active in the area.

In Wales, most wetlands are associated with Sabattus Pond or Jock Stream and its tributaries. Due to its shallow depth, parts of Sabattus Pond are sometimes considered to be

³Nonpoint Source Road Erosion Survey. Kennebec County Soil & Water Conservation District and Cobbossee Watershed District. March 2000.

wetlands. Open water wetlands, such as those associated with Sabattus Pond would be considered of high value. Most other wetlands in Wales have not been rated by the Dept. of Inland Fisheries and Wildlife for their waterfowl habitat. One wetland on the north shore of the pond has a high rating, most likely due to its value as habitat for least bittern, a threatened species. Eight wetland areas have been identified as being of state-wide significance. Wetlands of over 10 acres have been well identified on the Beginning With Habitat maps available at the town office.

Many wetlands are seasonally flooded and are identified during dry seasons by vegetation and soil types. Subdivision regulations require that all wetlands be identified on the subdivision plan.

Floodplains

Wales has a very limited flood plain along parts of Sabattus Pond. The town has not adopted a flood plain management ordinance and is not part of the Federal flood insurance program; residents in the flood plain cannot obtain flood insurance. A detailed flood study has not been conducted.

Several areas along Jock Stream contain a fairly broad floodplain. So far, there has been little pressure to develop in this area; however, as more development occurs in Wales, building could occur in this area.

Groundwater Resources

Groundwater is important to Wales as it supplies potable water to all residents and businesses. Most residential wells developed during the last 20 or more years are bedrock wells with water coming from fissures in the rock. While the cost of drilling a bedrock well is considerable, the supply, in the quantities needed for a home or small business, is generally more reliable than for shallow, dug wells and less susceptible to pollution.

Public water supplies are usually developed in sand and gravel aquifers which can produce the larger volumes of water needed. The Maine Geological Survey has identified sand and gravel aquifers throughout Maine; in Wales, four areas have been identified as parts of aquifers.

- Leeds Junction area. This aquifer extends into Leeds and Greene and includes two of the identified sections.
- Northeastern Wales. This aquifer extends into Monmouth.
- South Central Wales. This aquifer extends into Sabattus where it is the supply for the Sabattus Water District.

The last aquifer in the list is of regional importance because it is the recharge area for a public water supply.

Wildlife Habitat

The Department of Inland Fisheries and Wildlife (IFW) has mapped two types of Significant Wildlife Habitat in Wales. Habitat for wading birds and waterfowl are located in many of the town's wetland and shoreland areas. Although most of the wetlands have not been rated for wildlife habitat, the area adjacent to the northern most part of Sabattus Pond is habitat to the least bittern, a threatened species. These areas are shown on the Wildlife Habitat map.

IFW has also identified several deer wintering areas in Wales. While deer wintering areas are not stagnant, maintaining sufficient suitable habitat area is important. Substantial development near deer areas often leads to conflicts when deer searching for food damage landscape plants and gardens. Large mammals require significant blocks of undeveloped land to thrive.

All of the wading bird and waterfowl habitat and several of the identified deer yards are related to wetlands and streams. Riparian areas, those between open water or wetlands and upland areas, are extremely important for all types of wildlife and those along streams also provide travel corridors.

Scenic Resources

Every community has views that seem to provide the town with its identity. Wales has several views that are important to local residents. These include views of Sabattus Pond from Pond Road (Route 132) and adjacent areas; views of and from Sabattus Mountain and Oak Hill. From these peaks, there are vistas of Sabattus Pond, Jock Stream, and the town's fields and forests.

Wales, Maine

Wildlife Habitat



Public Facilities and Services

Water

Residents and businesses in Wales rely on groundwater for potable water. Most newer houses use drilled or driven wells to tap the water in bedrock fractures 100 or more feet below the surface of the ground. Bedrock wells are generally more reliable during dry weather conditions and also somewhat less susceptible to pollution. Some older homes continue to rely on shallow, dug wells.

Although there are no public water utilities in town, there are three systems in Wales classified as community or public water supplies. Two of these wells serve the Wales Elementary School and Oak Hill High School. The last public water system serves the Springbrook Mobile Home Park.

As mentioned earlier, the Sabattus Water District's well is located on Marsh Road in an aquifer which is located partially in Wales. During 2003, it was voted to extend water from Sabattus to Oak Hill High School.

Sewage

In the late 1970's, a sanitary district was established in Sabattus to serve Sabattus Village and residences along Sabattus Pond. Two homes in Wales, Map U-1, Lots 22 & 23, are served by this sewer system. Although the Sabattus system has limited capacity, it may be possible for a few additional home to connect to the sewer if their private systems should fail.

The remaining buildings in Wales are served by private on-site subsurface disposal systems. It is the responsibility of the Code Enforcement Officer to ensure that new systems are installed properly; proper installation and maintenance are important to ensure long system life and minimize environmental damage.

Solid Waste

Wales is a member of Mid-Maine Waste Action Corp. in Auburn. Each member town was responsible for issuing its proportionate share of the bonds needed to pay for the waste to energy facility. The town's bond payment drops about \$2500 annually; for the current year, the payment is about \$58,000. A refund received from MMWAC in 2001 helped to offset the amount of money the town needed to raise for the bond payment at the June 2002 town meeting.

Wales does not have its own solid waste facility. Instead, it contracts with the town of Monmouth for use of its transfer station. Wales residents bring their trash, bulky items and recyclables to Monmouth for handling. Everyone using the transfer station must have a sticker. Some items, such as bulky waste, tires and demolition debris have fees established to help defray the cost of handling.

There is an annual contract between the towns which establishes the percentage of the operation and maintenance cost of the transfer station, including tipping fees, which Wales must pay. Wales pays 26.22% of the O & M cost; in addition, Wales pays Monmouth \$6 per capita each year to help defray the capital cost Monmouth incurred in establishing the transfer station.

The State Planning Office calculated that for the Year 2000, the Monmouth/Wales region recycled 50.7% of the solid waste generated.

Public Safety

Wales does not have its own law enforcement agency and relies on the Androscoggin County Sheriff's Department and the State Police for patrol and to respond to emergencies. Androscoggin County consists of 14 communities; however, approximately half of those have their own police forces.

The Sheriff's department maintains records of the types and numbers of calls for assistance, including those for which the initial call was to the Sheriff and the response being by the State Police. Below is a tabulation for the period 1999 through July 2002.

Type of Incident	1999	2000	2001	2002 through July
Deaths	2	0	0	0
Sex Offenses	1	0	1	0
Assault	7	7	3	5
Burglary	3	1	5	2
Theft	10	14	3	2
Auto Theft	0	0	0	1
Forgery/Fraud	1	1	3	0
Weapons Violation	1	1	2	0
Drug/Liquor Violation	0	2	3	0
Disorderly/Domestic	18	15	23	16
Vehicle Violations	63	99	37	31
Criminal Mischief/Trespass	15	10	18	9
Accidents	35	33	26	13

Type of Incident	1999	2000	2001	2002 through July
Criminal Threats	2	2	5	1
Fire	0	0	0	2
Animal Complaints	14	17	20	16
Recovery/Lost & Found	1	0	1	0
Informational Complaint	11	18	33	13
Public Assistance	11	15	21	16
Vacant Property	1	0	3	1
Missing Persons	0	2	0	1
Suspicious/Dangerous Conditions	24	27	37	12
Alarms	7	11	10	3
Total	227	275	294	144

Overall, there was a 30% increase in activity between 1999 and 2001, with the most significant increases being for disorderly/domestic, animal complaints, informational complaints, public assistance and suspicious/dangerous conditions. Through July, activity seems to be decreasing in 2002 over 2001 at the same time of year.

The State Police respond to some of the calls received by the Sheriff's Department. In 1999 and 2000, the State Police responded to about one fourth of the calls while in 2001 and 2002, that percentage has increased to about one third. Calls for service may go directly to the State Police, including all cell phone 911 calls; calls going directly to the State Police are not included in the above table.

Overall, the law enforcement activity in Wales is light in comparison to Turner and Greene; these two communities account for more than 3,000 calls for service annually, 2,000 and 1,200 respectively. Wales remains a quiet community with a safe feel. The increase in complaint type activity could indicate that neighbors are less willing to work out concerns without resorting to law enforcement.

Fire

Wales established its fire department in 1975. Through both volunteer fund raising and town appropriations, the fire station was constructed on Centre Road and later enlarged. The department includes the fire chief and 26 volunteers. The E-911 system went into operation in Wales in April 2001. During 2001, there were 59 calls which the fire department responded to.

The department owns the following equipment:

Item	Description
1993 NAVI	Fire Truck
1980 Chevrolet	Fire Truck
1978 Chevrolet	Tank Truck
1983 GMC	Pumper
Pumps	2 Forestry Pumps
Generators	5 Portable Generators
Camera	Thermal Imaging Camera

The town has established a capital reserve account for the fire department for purchase of equipment. At the annual town meeting, the voters are asked to make a contribution to this fund yearly. At the present time, there is \$38,970 in the fund.

Emergency Medical Services

Emergency medical services are provided to Wales by a contract with Monmouth Rescue. Monmouth Rescue is a volunteer rescue service operated from a facility on Main Street in Monmouth. The service has about 25 volunteers and 2 ambulances and is permitted to the paramedic level. Back up is provided by United Ambulance of Lewiston. Wales pays an annual fee for this service, \$3,800 was raised at the 2002 town meeting. There is also a fee for service billed to the patient.

Monmouth Rescue provides transport to area hospitals, usually Central Maine Medical Center or Saint Mary's Regional Medical Center for Wales residents. If a paramedic is required and not available, United will meet the ambulance on the way to the hospital.

Monmouth Rescue annually responds to 30 to 40 calls in Wales.

Education

Wales is part of School Union 44, also known as the Oak Hill Community School District. Sabattus and Litchfield are also members of Union 44.

Each town in the Union has its own school board which controls the local elementary school. Wales Central School on Centre Road was built in 1952. Two additions have been constructed, one in the 1970s and the last in the late 90s. Today, the school has 9 regular classrooms, 3 special education rooms, a library, a gymnasium and a cafeteria. The cafeteria also

serves as music and art rooms. The school has a capacity of 200 to 225 students.

There is one classroom teacher for each grade level. The kindergarten is split for the first half of the year and then students attend school for the full day. Kindergarten enrollment for fall 2003 was 30 students; a second kindergarten teacher was hired and may be moved up to first grade next year. The 7th and 8th grade teachers specialize, with one teacher taking English and Social Studies and the other, Math and Science. There are a total of 20 teachers and 6 ed techs employed full or part-time at the school.



A new playground was constructed fairly recently with a grant obtained for the purpose. An adequate play area is available for the present student population. Playing fields, however, are minimal. There is a small soccer field, but no softball or baseball field. Although the school owns additional land at the site, it is sloping and would be expensive to develop for playing fields.

The school employs 2 janitors, one part-time. The building is well maintained and there is a plan for regular improvements which should ensure a long life for the facility. There are no extra classrooms available. If the town grows more rapidly than expected, there will not be adequate space to accommodate two classes of any grade.

Oak Hill High School, located in the southeastern corner of Wales, is the consolidated high school for students from the three district towns. The school was opened in 1976 and resolved a long standing issue for Wales.

The school has a staff of 78, including 47 teachers and counselors, 11 ed techs, 1 computer tech and 7 administrative staff.

The school was built for 350 to 400 students; when school opened in Sept. 2002, it housed about 575 students and is over capacity. An eight classroom addition constructed in 1991 helped to ease overcrowding; however, facilities such as the auditorium, cafeteria, library and gymnasium were built for the smaller student population. For example, the cafeteria was built to seat 90 students, while 110 to 130 students are assigned to each lunch session. Today, it is necessary to hold study halls in the auditorium several times each day.

Oak Hill went through an accreditation process two years ago. A number of facility deficiencies were noted during the process. Recently, a new phone system, updated computer wiring, replacement windows and various maintenance issues were addressed. The school has developed a five year plan to address other deficiencies including gym roof replacement, gym floor maintenance, carpet replacement, lack of meeting space, lack of practice fields, a watering system for athletic fields and four new classrooms. A referendum held in February 2003 authorized the school board to issue bonds to accomplish some of these projects. Routine maintenance is accomplished by 6 custodians.

Transportation

Introduction

The location of transportation routes (both existing and proposed) is important to a community's development pattern and its overall economic well-being. Expenditures for roads are generally the second highest expenditure in town budgets. These two issues demonstrate the importance of inventorying and analyzing transportation facilities for a community. This section examines the transportation systems in Wales.

Highway Classification

A town's transportation system typically consists of its roadway, bridge and sidewalk network, rail and transit systems. This system is extremely important to existing and future development characteristics.

Wales contains approximately 29.7 miles of public roads. Of this number, 18.6 are town-maintained roads. The State of Maine has maintenance responsibility for 11.1 miles of road.

The Maine Department of Transportation (MDOT) has classified highways based on functions within Wales as arterial, major collector, minor collector or local. Wales has 5 miles of arterial highway, 6 miles of major collector highway, 2 miles of minor collector highways and 16.6 miles of local highways. Brief definitions of the highway functional classifications, as used by MDOT, are as follows:

Arterial Highways: The most important travel routes in the state. These roads carry high speed, long distance traffic and attract a significant amount of federal funding. The state is responsible for road repair, resurfacing and winter maintenance on arterial highways. They usually carry interstate or U.S. Route number designations. Route 9/126 is the only arterial highway in Wales.

Collector Highways: These routes collect and distribute traffic from and to the arterial routes serving places of lower population densities, and they are somewhat removed from main travel routes. There are two types of collector highways in Maine.

Major Collector Highways serve as important intracounty travel corridors which connect nearby larger towns or arterial highways. The state is responsible for road repair, and resurfacing on these roads. The major collector highways in Wales include Routes 132 and 197. The state considers Route 197 a state "highway" and is also responsible for winter maintenance on this road.

Minor Collector Highways distribute traffic to local roads and neighborhoods. The town shares the cost of road repairs with the MDOT and is responsible for winter maintenance on these roads. Leeds Junction Road is the only minor collector highway in Wales.

Local Roads: Local roads are designed primarily to serve adjacent land areas and usually carry low volumes of traffic. The town is responsible for both summer and winter maintenance of local roads.

Private Roads: There are 24 private roads in Wales. Owners of property fronting private roads are responsible for the road's maintenance. Typically, public services such as school bus pickup, trash pickup and mail delivery are not available to residents on private roads.

Road Conditions

Examination of local highway conditions is important for several reasons. Road conditions can help direct future development and suggest the need for capital expenditures for reconstruction. The town has established a multi-year road and bridge improvement program that establishes maintenance, reconstruction and paving priorities. The town has made significant progress on improving the condition of local roads in the last five years. However, the cost to reconstruct these roads is substantial, in part because many of these roads were originally constructed with rocks from stonewalls in the road base. The rocks are now coming to the road surface due to frost action each spring.

MDOT has identified Routes 132 and 197 as backlog highways. This means that these major collector highways are substandard and in need of reconstruction or rehabilitation. Neither highway is identified in MDOT's 2002-2007 Six-Year Transportation Improvement Plan. Currently, it is MDOT policy to draw from the list of projects in the Six-Year Plan for development and preparation of each Biennial Transportation Improvement Program (BTIP).

The Maine Turnpike Authority is constructing a new interchange at Route 9 in Sabattus which is scheduled to be completed in 2004. An MTA interchange study, conducted in the early 90's, estimated an additional 1,100 vehicles per day (40% increase) on Route 132 will occur as a result of this new interchange. A 2003 study by the Androscoggin Transportation Resource Center indicates that a much greater increase in traffic, 193%, will be experienced in the coming years, due not only to the interchange but also to changing land use patterns. It is expected that some of this traffic will come from Wales and neighboring towns but most of it will be diverted from US Route 202. Town officials are concerned about the impact this traffic will have on the condition of Route 132, which has poor geometrics at the intersections with Woods and Bull Run Roads and is curvy at the most southerly section near the Sabattus town line. See Map - Sabattus Turnpike Interchange Corridor Study-2003 for further information.

Motor Vehicle Crash Data

The Maine Department of Transportation (MDOT) maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled “Maine Accident Report Summary” provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of “Critical Rate Factor” (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as “High Crash Locations” (HCLs).

Based upon information provided by MDOT for the period January 1, 1999 to December 31, 2001, there was only one location in Wales with a CRF greater than 1.00 and eight or more crashes.

High Crash Locations - 1/1/99 Through 12/31/01		
Location	# of Crashes	Critical Rate Factor
Route 197, Sabattus town line to Oak Hill Road (0.6 mile)	10	1.44

Causes of Crashes at HCLs

The Maine Department of Transportation (MDOT) provides information on the nature of reported crashes. The nature of crashes at the high crash location listed above were examined to determine whether there are any trends which may affect the long-term safety and suitability of these roadways. The results of this analysis are as follows:

Route 197 (0.6 mile): Of the ten crashes in the 3-year time period examined for this high crash location, all occurred between the months of August and January, there were no crashes between February and July in any of the three years.

Seven of the ten crashes involved vehicles that ran off the road, two crashes involved deer and one crash was a head-on/sideswipe. Four of the ten crashes at this high crash location involved personal injury. The time of day varied among these crashes, however, the majority (six crashes) occurred during the day, three at night and one at dawn. Both crashes involving deer occurred during daylight with dry pavement. The head-on/sideswipe crash occurred during the day when ice or packed snow covered the road. Of the crashes involving vehicles that ran off the road, three occurred during the day, three occurred at night and one at dawn. Only two of the ran off the road crashes occurred with dry road conditions, the remainder involved wet, snowy or icy road surface.

Highway Capacities

MDOT maintains traffic volume data for several roadways in Wales. MDOT has conducted annual average daily traffic counts for a select number of locations in Wales. Although some locations actually saw a decrease in traffic between 1998 and 2001, most saw an increase. The following table presents this information for selected locations:

Location	2001	1998
Route 9/126 southwest of Avenue Road	3690	3430
Route 9/126 west of East Road (southerly junction)	---	4440
Woods Road east of Route 132 (Pond Road)	---	310
Bull Run Road west of Route 132 (Pond Road)	310	340
Leeds Junction Road southeast of Depot Street	1000	990
Avenue Road west of Rout 9/126	490	540
Centre Road east of Route 132 (Pond Road)	360	410
Andrews Road north of Avenue Road	230	200
Pond Road (Route 132) north of Woods Road	1990	1970
Pond Road (Route 132) south of Station Road	1980	1910
Pond Road (Route 132) south of Centre Road	2330	2170
East Road northeast of Route 9/126	230	---
School Road southwest of Route 9/126	310	250

Sidewalk System

There are no sidewalks in Wales.

Park & Ride Facilities

There are no MDOT park & ride facilities in Wales. Currently, commuters use the Wales Presbyterian Church parking lot, the Mixers parking lot on Route 126 in Sabattus and the lots near the Our Lady of the Rosary Catholic Church in Sabattus as park & ride lots. It is expected that a new park & ride lot will be needed near the new Sabattus turnpike interchange.

Rail Lines

The Maine Central Springfield Terminal Railroad ran throughout town in a north-south direction, generally parallel to the Androscoggin River; this line is no longer active, except where it crosses the northwest corner of town. There is one active rail siding in Wales, off Leeds Junction Road, adjacent to the main line.

Public Transit

Western Maine Transportation Services, Inc. (WMTS) provides “demand response” and fixed-route transportation services to residents of Androscoggin, Franklin and Oxford Counties. Door-to-door (a.k.a. “demand response”) and fixed-route services are available to the general public. WMTS also provides human service transportation, including Medicaid trips, to all destinations.

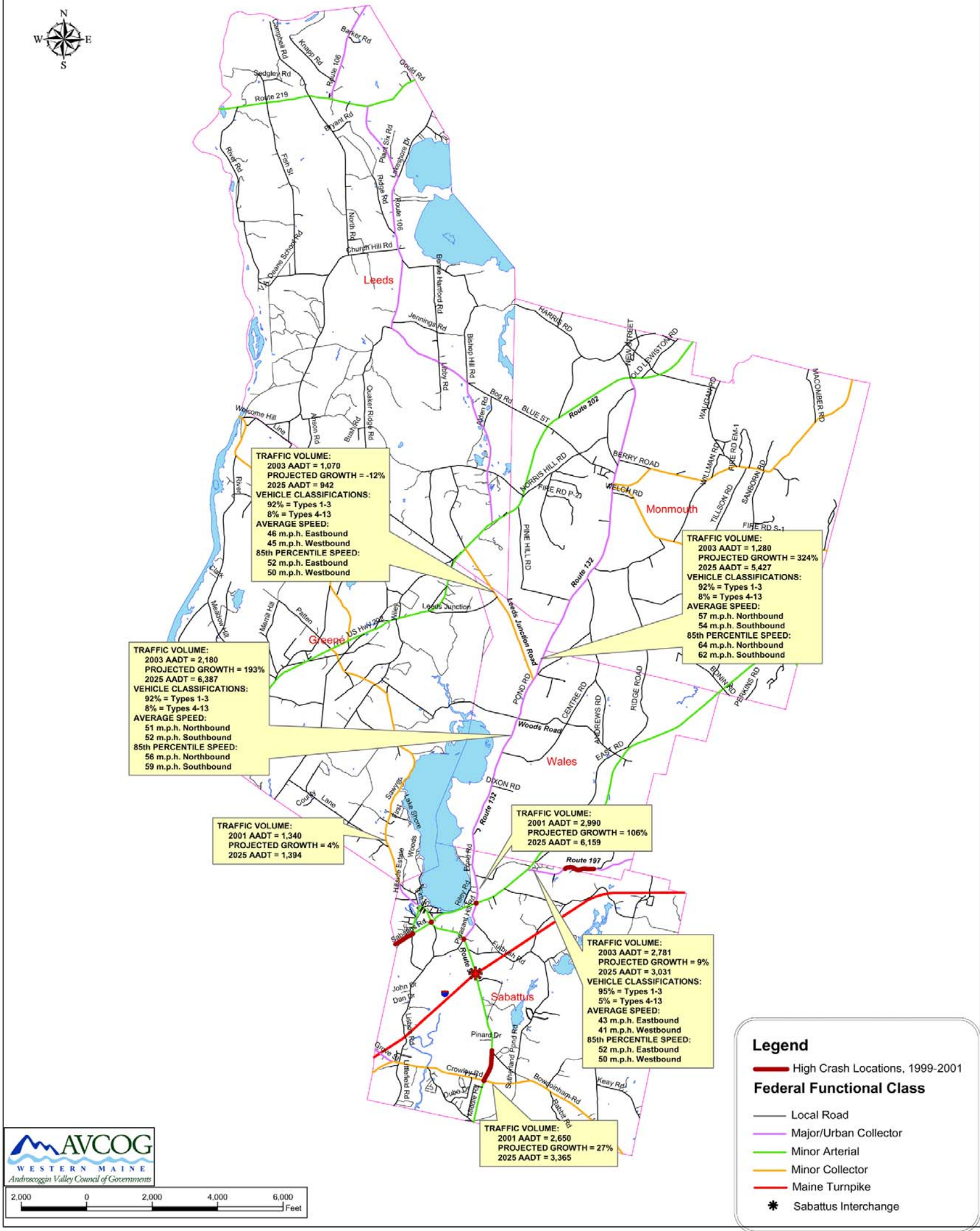
Access Management

In 2000, the Maine legislature adopted LD 2550, An Act to Ensure Cost Effective & Safe Highways in Maine. The purpose of this act is to assure the safety of the traveling public, protect highways against negative impacts on highway drainage systems, preserve mobility and productivity, and avoid long-term costs associated with constructing new highway capacity. The act is intended to conserve state highway investment, enhance productivity, manage highway capacity, maintain rural arterial speed, promote safety and conserve air, water and land resources.

The rules apply to new or modified curb openings (driveways and entrances) on non-urban state and state-aid highways. The standards regulate corner clearances, drainage, driveway spacing, driveway widths, parking, shared driveways and sight distance.

Generally, a mobility arterial is defined as a non-urban compact arterial that has a posted speed limit of 40 m.p.h. or more, has 5,000 average annual daily traffic for at least 50% of its length and is part of an arterial corridor located between urban compact areas or “service centers.” The rules define retrograde arterials as mobility arterials where the access-related crash-per-mile rate exceeds the 1999 statewide average for arterials of the same posted speed limit. In addition to meeting the standards for mobility arterials, mitigation measures will be required along retrograde arterials before new curb openings will be permitted by MDOT. MDOT has identified Route 9/126 as a retrograde arterial.

Sabattus Turnpike Interchange Corridor Study - 2003



Fiscal Capacity

Real Estate Value and Personal Property

The valuation of Wales has increased modestly over the past four years. A more rapid gain may be expected in the next few years as the number of building permits increases.

Year	Valuation
April 1998	\$37,976,959
April 1999	\$38,941,734
April 2000	\$39,855,975
April 2001	\$40,325,079
April 2002	\$48,800,000
April 2003	\$52,150,000

Long Term Municipal Debt

The town has entered into long term debt for several reasons. The town is a member of Mid Maine Waste Action Corp. (MMWAC); each member town issued bonds for its share of the Auburn facility. Two bonds were issued for the purpose, with one repaid on November 1, 2000; the remaining bond will not be repaid until November 1, 2014.

The other long term debt is related to school construction. Bonds for the addition and renovation of Wales Central School will be repaid in November 2011. The town is also responsible for a share of the debt for Oak Hill High School.

Date	Municipal Debt
June 30, 1999	\$2,405,120
June 30, 2000	\$2,227,904
June 30, 2001	\$2,050,687
June 30, 2002	\$1,896,562
February 2004	\$1,877,452

Revenues

For the year ended June 30, 2001, the town had revenues of \$2,512,655, \$43,785 more than budgeted. Thirty-four percent (34.25%) of the revenue was from property taxes, a slight reduction from the 35.7% the previous year. Most of the remainder was from intergovernmental transfers, principally general purpose aid for education.

Revenue Source	2000/2001 Revenue
Property Taxes	\$860,650
Excise Taxes	\$145,167
Intergovernmental Education	\$1,223,477
Other Intergovernmental	\$225,105
Interest & Misc.	\$58,256
Total	\$2,512,655

General purpose aid to education has increase from \$888,702 in 98/99 to \$938,522 in 00/01; while total intergovernmental education was highest in 99/00 at \$1,229,064.

Expenditures

Expenditures can be broken down into three major categories:

- Town expenses, include town administration, fire and rescue services, road construction and maintenance, and solid waste disposal
- School expenditures
- County Tax

The following table provides a breakdown of these expenses, including percentage of total, for the past three years.

Year Ending	Town Expense		School Expense		County Tax		Total Expense
	\$	%	\$	%	\$	%	\$
June 30, 99	397,497	18.05	1,767,633	79.8	47,244	2.15	2,202,374
June 30, 00	384,308	16.78	1,856,991	81	50,992	2.22	2,292,291
June 30, 01	420,737	17.45	1,935,270	80.3	54,699	2.25	2,410,706

A breakdown for the year ended June 30, 2001 for Monmouth, Litchfield and Sabattus follows:

Town	Town Expense		School Expense		County Tax		Total Expense
	\$	%	\$	%	\$	%	\$
Monmouth*	1,961,247	28.6	4,710,076	68.8	175,313	2.6	6,846,636
Litchfield*	839,067	16.78	4,040,231	80.4	142,238	2.82	5,021,536
Sabattus	1,538,682	25.3	4,388,895	72.1	160,089	2.6	6,087,666

* Monmouth total includes debt service for MMWAC only; no other debt service included.

As can be seen, the percentages per category are similar for all three towns; Sabattus, with a full time police department and some other services, spends a higher percentage on town expense and a lower percentage on school expense. Monmouth also has a full service town office, full time police department and offers its residents more services; also, included in Monmouth's budget are solid waste services for Wales. During the year ended June 30, 2001, Monmouth also spent over \$330,000 on capital expenditures.

The mix of expenditures in Wales has remained fairly consistent over the three-year time period. County taxes have increased about 15%. Although they remain a small portion of the total expenses, they are raised exclusively from property taxes and are thus significant. County expenses are increasing for several reasons, principally the increase in call for service from the Sheriff's Department and the cost of incarcerating prisoners.

A large portion of the increase in town expense in 00/01 was due to the increase (\$42,000) in the road budget. Most items in the road account went up; however, construction accounted for about half of the increase. More traffic on town roads necessitates more work of all kinds. While most Maine towns are able to pay for road maintenance and construction through excise tax and the MDOT block grant, Wales fell short during the past year, despite receiving nearly \$10,000 more from MDOT than budgeted. As of June 30, 2001, the town had nearly \$100,000 in road reconstruction and bridge funds, some of which should be tapped in future years before raising money from general taxation. The town should formalize its capital improvement plan to help it schedule needed construction and research sources of revenue, including use of surplus from past years.

Tax Rate

Wales has a high tax rate compared to some similar area towns. There may be several reasons for this, including the low municipal valuation compared to the state valuation (91.2% in 2000; 87% in 2001), maintaining a fund balance that may be high in comparison to annual expenditures, setting the date when taxes are due too late in the year and higher than average school expenditures.

Year Ending	Tax Rate
June 30, 1999	21 mills
June 30, 2000	22.6 mills
June 30, 2001	22.6 mills
June 30, 2002	24 mills

The following data reflects the 2000 tax rates reported to Maine Revenue Services by Wales and surrounding towns:

Town	Tax Rate
Wales	22.6 mills
Greene	14.7 mills
Leeds	15.55 mills
Litchfield	17.7 mills
Monmouth	19.3 mills
Sabattus	19.25 mills

Economy

Historically, Wales developed as a farming community. Agriculture played a dominant role in the town's economy. During the second half of the 20th Century, the importance of agriculture in this area of Maine has declined dramatically. While still important to a few farm families in Wales, most residents earn their living in other ways.

Wales is considered part of the Lewiston/Auburn Labor Market Area, meaning that more Wales residents work in the twin cities than in any other community. However, the town's location in Central Maine affords several other potential employment sites, including Augusta/Gardiner and Bath/Brunswick. According to the 2000 Census, 40 residents either walk to work or work at home, thus are employed in Wales.

Lewiston/Auburn is Maine's second largest metropolitan area with many varied employment opportunities. In addition to the area's historic reputation for manufacturing, the cities offer employment in medical services, education and, increasingly, retail. Among the area's largest employers are Central Maine Medical Center, Bates College, Peoples Heritage Bank, Pioneer Plastics, Tambrands, Geiger Bros., and St. Mary's Regional Medical Center.

The following table provides data on employment in the L/A LMA for the period 1996 - 99.

**Lewiston-Auburn Metropolitan Statistical Area
Non-Farm Wage and Salary Employment 1996-1999**

	1996	1997	1998	1999	% Change from 1996-1999
Total	41,410	41,560	42,360	44,520	7.5%
Total Manufacturing	7,910	7,780	7,730	7,880	-0.4%
Durable	2,380	2,230	2,240	2,320	-2.5%
Lumber & Wood	410	440	450	460	12.2%
Logging	10	10	20	10	0.0%
Non-Durable	5,520	5,540	5,490	5,560	0.7%
Printing/Publishing	720	710	740	820	13.9%
Leather & Leather Products	1,230	1,080	950	900	-26.8%
Total Non-Manufacturing	33,500	33,790	34,630	36,640	9.4%
Construction	1,700	1,600	1,590	1,700	0.0%
Transportation/Utilities	1,690	1,640	1,650	1,920	13.6%
Wholesale Trade	2,190	2,130	2,240	2,420	10.5%
Durable Goods	1,130	1,020	1,010	1,040	-8.0%
Retail Trade	8,240	8,450	8,710	8,730	5.9%
Finance, Insurance, Real Estate	1,960	2,130	2,190	2,550	30.1%
Services and Mining	13,290	12,930	13,530	14,610	9.9%
Health Services	4,560	4,480	4,780	5,280	15.8%
Government	4,430	4,460	4,440	4,710	6.3%

Source: Maine Dept. of Labor Employment and Earnings Statistical Handbook, November 2000

As can be seen from the data, total jobs in L/A increased by 7.5% while manufacturing jobs declined slightly. Employment in leather and leather goods declined by more than 25%, while the biggest employment increase was the finance, insurance and real estate sector.

Of the 700 employed residents of Wales, 554 indicate that they drive alone to work; the average commute time is 33.5 minutes. Ninety-six car pool; most of these likely work at Bath Iron Works, which has established van pools throughout central Maine.

The Census obtains data on employment sectors; data for Wales can be seen in the following table:

Employment Sector	Number of Employees
Management & Professional	182
Service Occupations	98
Sales & Office Occupations	186
Farming, Fishing & Forestry	5
Construction, Extraction & Maintenance	103
Production, Transportation & Material Moving	126
Total	700

Source: US Bureau of Census

Unemployment is not a static figure but varies according to the economy. However, at the time of the Census, unemployment in Wales was 3.7%; however, by March 2002, unemployment in the L/A Labor Market Area had increased to 5.4%.

Income and Education

According to the 2000 Census, the median household income (MHI) for Wales residents is higher than that of most of the surrounding towns, Androscoggin County and the State of Maine. Only Greene of the pertinent locations had a higher MHI. The following table provides the MHI for these communities.

Location	Median Household Income
Greene	\$48,017
Wales	\$44,444
Monmouth	\$43,906
Sabattus	\$41,897
Litchfield	\$41,096
Leeds	\$37,993
Maine	\$37,240
Androscoggin County	\$35,793

Source: 2000 Census

In 2000, 21 families had incomes below the poverty level; this was 5.6% of all families, approximately the same percentage as surrounding towns and nearly 2% less than Androscoggin County and the state.

Educational attainment is frequently cited as a factor in determining employment opportunities. It is well known that Maine has an admirable high school graduation rate but a low rate of post secondary education. Wales residents mirror the state for high school graduation but have an even lower rate of post secondary education in all categories except Associate Degrees. About 40% of Wales residents have some education beyond high school.

Education Level	Wales #	Wales %	Androscoggin County %	Maine %
High School Grad	376	85.4	79.6	85.4
Post 2nd, No Degree	153	18	18.6	20
Associate Degree	88	10.4	6.7	7.3
Bachelors Degree	80	9.4	9.9	14.9
Bachelors Plus	27	3.2	4.5	7.9

Source: 2000 Census

Despite somewhat lower levels of Bachelors Degrees and education beyond the Bachelors Degree than the state as a whole and Androscoggin County, Wales residents have higher income levels. There may be several factors at work but the town's location proximate to L/A, Augusta and Bath likely plays some role here.

Local Business

There are few businesses in Wales. Shopping is accomplished in Lewiston/Auburn and Augusta, where most residents work. Other needed services, such as medical, financial, auto repair, restaurants, etc., are available in those communities.

Two important businesses, Reggie's Kawasaki and Cavendish Agri, are located on Leeds Junction Road; the location of the railroad near Cavendish Agri is significant. Several other local commercial enterprises such as Stewart's Fuel Oil and Danforth Used Furniture are in the same part of town. A few other businesses are scattered throughout town.

A new turnpike exit, currently being constructed on Route 9 in Sabattus and expected to open in 2004, may present an opportunity for new businesses to be developed in Wales. The lack of water and sewage systems in town will impact the type and size of businesses which could locate in Wales; the town could work with Sabattus to provide those facilities for desirable businesses.

Historic and Archaeological Resource

History

Wales is the smallest town in Androscoggin County. The territory of this town included the Town of Monmouth prior to January 20, 1792. On this date the northern portion was set off as the Town of Monmouth, Kennebec County, and incorporated as the Town of Monmouth. The remaining portion was organized as the Wales Plantation in April 1803. Before Monmouth was set apart from the Plantation of Wales, the Plantation was called Bloomingboro. The name changed to Wales in 1781 out of respect to one of the early settlers of Monmouth, John Welch, who came from Wales, British Isles.

The first town meeting was held in a house on the site of the corner of Centre Road and Woods Road where Olive Chapman lives today. The first officers chosen were Assessors—Joseph Small, Enoch Strout and John Andrews. Joseph Small was the clerk. On February 1, 1816, an Act of Incorporation was granted. In 1851 or 1852, a small portion of Leeds at Leeds Crossing was annexed to the town known now as Leeds Junction. The land titles of the settlers were held by purchase from the proprietors who held them under grant from the Old Plymouth Colony. The settlers thought if they settled the land it was theirs but they soon learned that they had to pay for it.

The date of the first settler is not established for sure. Some say 1773 and others place it a few years later. James Ross was the first settler and came from the Brunswick area about 1778. He settled on the west slope of Sabattus Mountain on a place known for years as the Isaac Witherell place. Isaac married the granddaughter of Mr. Ross. Patrick Keenan came in 1779 and settled in the eastern part of town. Reuben Ham, Jonathan and Alexander Thompson came from Brunswick about 1780 and settled in the Centre Road and Andrews Road area. Also, into this same area came Richard Thompson, Stephen and John Andrews in 1788. John Andrews settled on a place still occupied by his descendants. Many other families came and settled in Wales from the Brunswick and New Meadows area.

The surface and soil of the town is like most surrounding areas locally. The soil is good for the production of grains and grasses and farming was the principal occupation. Sabattus Mountain is in the southern part of the town overlooking the lake of the same name. The name of the mountain and the lake is said to have been derived from an Indian chief who lived in the vicinity and whom tradition says was killed in battle by Captain Church in a swamp at the head of the pond and his body thrown into the water.

The town, though small in area and population had two churches. Records show the first meeting house was a Union one and stood near the center of town and was occupied as such until 1826, when Elder Aliezer Bridges organized a Free Will Baptist church consisting of 13 members. They took possession of the buildings and the other Baptist portion left and erected a church near the intersection of the Andrews Road and the Avenue Road. This organization was lost after awhile and the church was taken down and sections were distributed among the

neighboring farms. The Free Will Baptists continued to occupy the Union House until about 1854 when it was taken down and rebuilt on the Pond Road where it still stands today. It was still a Union House after being rebuilt with Baptists, Free Will Baptists, Methodists and Universalists owning shares in it and using their respective portions of time when they had a preacher. In 1954, it became a Presbyterian Church when Rev. Carl Goeres became its full time pastor.

As Wales' population grew there was a need for more schools. At one time, there were five one-room schools in Wales. In order to pass state inspection in 1946, the town had to modernize every one of the schools or build a central school. It was not until 1951, however, when the schools were all condemned by the State Insurance Commission that the citizens voted to construct a central school. Since there was no high school in Wales, the upper grade students could attend wherever they chose and the town paid the tuition. In 1974, Wales became a member of Litchfield, Sabattus, and Wales School District and the three towns built Oak Hill High School in Wales which opened in the fall of 1976. It is interesting to note that the Wales schools have been under the jurisdiction of two states, Massachusetts and Maine, and three counties, Lincoln, Kennebec and Androscoggin in the 199 years since the first money was raised for schools in 1803.

As we mentioned before, Wales was a farming community but due to the low prices of milk and other agricultural products, there are only two working dairy farms, two beef animal farms and one horse farm left. In 1952, there were twenty-one working farms. We now have a sawmill, a fertilizer plant, a snowmobile, motorcycle, and ATV shop, second-hand shops, several car repair shops, a nursery and a welding shop and other small businesses.

Some of the original buildings are still standing. The church built in 1856, the Grange hall in 1890 and several of the residences, including the John Andrews' house built around 1798 which was almost lost by fire in 2000, but is being restored by his great, great, great grandsons using logs cut from the farm for the new beams and rafters. I could continue for several pages on the history of Wales but I am limited to space. If anyone is interested in reading more about Wales, I recommend Harry Cochran's History of Monmouth and Wales where I got most of my information.

The Maine Historic Preservation Commission is not aware of any historic archaeological sites or historic buildings or structures eligible for nomination to the National Register of Historic Places. A comprehensive survey of these resources has not been undertaken, so there may be properties in town, such as the church, Grange etc. mentioned above, which qualify for listing. The purpose of listing is to help preserve important historic resources. To be eligible for the National Register, a building, site or district must be of significance in American history, architecture, archaeology, engineering or culture.

Archaeology

The Maine Historic Preservation Commission is aware of four areas along the shoreline of Sabattus Pond as prehistoric archaeological sites. These sites encompass much of the shoreline in Wales. Three of the sites are actually in the shallows while the fourth, a reputed Native American burial ground, is landside. A comprehensive survey of the Sabattus Pond shoreline has not been undertaken; the location of these sites comes from early archaeological records and information supplied to the Commission from more recent observations by non-professionals. A comprehensive survey could locate more prehistoric sites.

It is desirable to preserve archaeological sites whenever possible; when disturbance of such sites cannot be avoided, they should be professionally evaluated before any excavation commences.

Land Use

Historically, Wales was a farming community. This is still evident as you drive the town's roads, viewing farm houses, barns, silos and fields. While farming is still important to a few farm families, it is no longer economically significant town wide. Today, Wales is a bedroom community with most residents finding employment elsewhere.

According to the 2000 Census, Wales had 530 housing units. Forty-eight, located along the shore of Sabattus Pond, were considered seasonal units, with the remaining 91% being year round. Although many of the seasonal houses are on small lots, we can assume that the average residential use is 80,000 square feet, the minimum allowed in the town's Land Use Ordinance. Therefore, residential use accounts for 973 acres (1.52 square miles), or 9.3% of the town's land area.

Wales has a limited commercial/industrial presence. In addition to businesses listed under the Economy section of the plan, there are public uses which fall under commercial land use. These include the two schools, church/youth center and town office complex. About 2% of the town's land area, or 200 acres, is in commercial land use.



Another important land use includes town and state roads. As noted in the Transportation section, there are approximately 29.72 miles of public roads in Wales. Using a 50foot width, there are about 200 acres, or 2% of the land area, in transportation use.

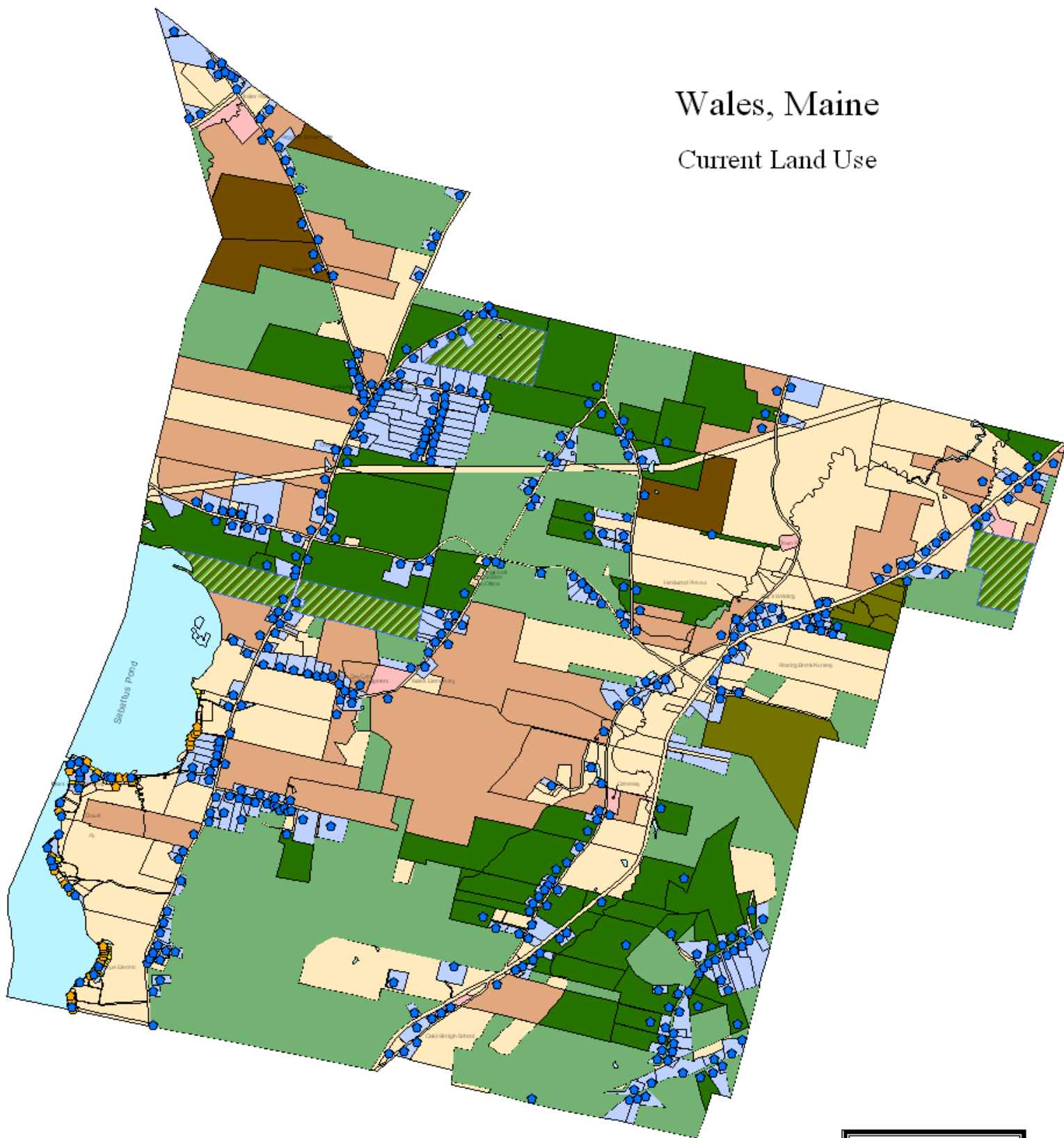
The remainder of the town is either farm land, fields or forests. There is also a fairly large gravel pit on Marr's Point. These uses account for the largest part of the town, about 86.7%. These uses give the town its "rural character." The town is fortunate that many long time landowners have maintained their property in an undeveloped condition, providing open space, beautiful vistas and recreational opportunities.

Town Ordinances

The town has several ordinances to help it regulate land use. Among these are:

- **Land Use Ordinance.** This ordinance is not a zoning ordinance. It sets minimum lot sizes for all uses at 80,000 square feet and frontage at 200 feet when a lot abuts

Wales, Maine
Current Land Use



0 0.25 0.5 0.75 1
Miles



- Houses
- Seasonal Structures
- Tree Growth
- Farm Land
- Fields
- Seasonal
- Commercial
- Public
- New Subdivision
- Residential
- Wooded
- Wooded Residential
- Residential With Fields
- Field & Forest

a public or private road. The ordinance also sets requirements for set backs, accessory structures, driveway entrances, mobile homes and swimming pools.

- Subdivision Ordinance. This ordinance establishes the procedures for applying for subdivisions. It also defines some additional approval standards, such as for phosphorus export, standards for mobile home parks and open space developments.
- Shoreland Zoning Ordinance. This ordinance regulates activities within 250' of the high water mark of lakes, rivers and non-forested wetlands and within 75' of the high water mark of certain streams.
- Road Ordinance. This ordinance establishes road design standards for public and private roads in Wales.
- Wireless Telecommunications Facilities Siting Ordinance. This ordinance provides a procedure and review standards for permitting these facilities.

Recreation Resources

Wales is fortunate that nearly 87% of its land area is agricultural, fields and forests offering many informal recreation opportunities. Hunting, hiking, snowmobiling and cross-country skiing are available on resident's properties or on those of neighbors willing to allow those activities.

Wales has a snowmobile club, the Wales Ridge Runners, that has identified and maintained snowmobile trails; these trail areas are sometimes available for other recreation activities. The town returns snowmobile registration funds to the club for "snowmobile and conservation related activities, within the Town of Wales that are considered beneficial to the public."

Snowmobiling and ice fishing on Sabattus Pond have become popular activities in recent years. Public access to the pond, however, is limited to one location in Sabattus, Martins Point, on the western shore; through the formation of the Sabattus Lake Dam Commission, Wales residents are able to use this facility. This has led to a problem with people parking on Pond Road (Route 132) and crossing private property to access the pond. The Selectmen have posted Pond Road for no parking; the success of this action is yet to be determined.

At the June 2002 public forum, public access to Sabattus Pond was mentioned as a priority by several discussion groups. Also mentioned at the forum and by the Comprehensive Plan Committee is the desire for a marina and associated facilities.

Oak Hill High School has several athletic fields for high school sports. These fields are sometimes available for recreation purposes, though they are busy during much of the year. The school does not have any practice fields. Wales Elementary School has one field available for soccer; this field is not large enough for baseball; baseball games are played at the high school. It would be costly to enlarge the elementary school field due to slope and other site constraints.

The town does not have a recreation department or committee. Other than the field at the elementary school, the town does not own any recreation fields. Children from Wales can access recreation activities provided by the Sabattus recreation department.

Part II

Goals, Policies & Strategies

Housing

Goal:

To ensure that housing in Wales is safe and affordable, and available to the town's elderly residents.

Policies:

1. Refrain from adopting land use and zoning ordinances which add unreasonably to the cost of housing in Wales.
2. 10% of new housing in Wales will be affordable to low income families.
3. Promote the development of elderly housing in the community.

Strategies:

1. Provide for residential growth in growth areas which have few constraints to development. Continue to allow multi-family housing and accessory or "mother-in-law" apartments at reduced lot size for dwelling units after the first unit.

Responsibility: Ordinance Committee

2. Encourage developers to set aside 10% of all lots for sale to low income families at an affordable price.

Responsibility: Planning Board

3. Seek developers to build affordable elderly housing in Wales. Expedite review of such development applications.

Responsibility: Selectmen and Planning Board

4. Cooperate with neighboring communities to develop a regional affordable housing analysis and plan. Consider applying for a Regional Challenge Grant from the State Planning Office to conduct the analysis.

Responsibility: Selectmen and Planning Board

5. The Planning Board will develop policies to expedite the approval process for affordable housing projects in the growth areas.

Responsibility: Planning Board

Agriculture and Forestry

Goal:

To maintain the town's agricultural and forestry heritage.

Policies:

1. Develop incentives through local ordinances for the preservation of farmlands and woodlands.
2. Encourage the use of state sponsored programs for the preservation of farmlands and woodlands.
3. Verify that land given preferential taxation status is being managed in accordance with sound soil, water and wildlife conservation practices.
4. Require buffers between active agricultural and proposed incompatible land uses.

Strategies:

1. Amend the Subdivision Ordinance to encourage open space development, when this will allow active agricultural or forestry lands to be preserved.

Responsibility: Ordinance Committee

2. Make information on farm land, tree growth and open space tax programs and right-to-farm laws available to property owners. Verify annually that forest management plans are up to date.

Responsibility: Selectmen

3. Amend the Land Use and Subdivision ordinances to require developers to identify adjacent agricultural activities which could be incompatible with the proposed development. Where appropriate, require the developer to establish a buffer that will minimize conflicts.

Responsibility: Ordinance Committee

4. Look into the feasibility of establishing a farmer's market in Wales or an adjacent community.

Responsibility: Selectmen and Special Purpose Committee

5. Ensure that farm buildings are being taxed fairly for the uses they are suited to.

Responsibility: Selectmen and Assessors

Water Quality

Goal:

To protect and enhance the water quality of Sabattus Pond, Jock Stream and their tributaries and to ensure that groundwater remains available and safe for potable uses.

Policies:

1. Work with Sabattus and Greene and other interested agencies to improve the quality of Sabattus Pond and make it a more significant part of the town's economy. Adopt a phosphorus limit for new development to Sabattus Pond.
2. Ensure that run-off from town roads does not result in erosion that contributes nutrients to Sabattus Pond or Cobbosseecontee Lake either directly or indirectly.
3. Ensure that residents of Wales and adjacent communities have access to an adequate supply of healthy groundwater for use in residences and businesses.

Strategies:

1. Sponsor annual workshops for property owners in the Sabattus Pond watershed to demonstrate the effectiveness of buffers and other erosion control practices to reduce the amount of nutrients entering Sabattus Pond. Where necessary, assist in obtaining landowner permission for demonstration projects.

Responsibility: Selectmen, Sabattus Pond Dam Commission and Androscoggin Valley Soil & Water Cons. District

2. Make information available at the town office on best management practices for storm water run-off to minimize erosion. Help residents access technical assistance for minimizing erosion on their properties.

Responsibility: Selectmen, Planning Board, Sabattus Pond Dam Commission and Androscoggin Valley Soil & Water Cons. District

3. Amend the Land Use Ordinance to require development in the Sabattus Pond watershed to adhere to maximum phosphorus export limits being developed by the Maine Dept. of Environmental Protection; require installation of buffers, turnouts and other stormwater protection measures from new development and property improvement/ modification, particularly in the shoreland zoning area. Buffers designed to remove 75% of the phosphorus as per Table 6.1 in Stormwater Management for Maine:

Best Management Practices shall be assumed to meet the phosphorus export limits; if other means are used, calculations shall be made using the methodology in Phosphorus Control in Lake Watersheds.

Responsibility: Ordinance Committee and DEP

4. Educate the Code Enforcement Officer and Planning Board in Best Management Practices to minimize erosion due to storm water run-off from development.

Responsibility: Selectmen and Androscoggin Valley Soil & Water Cons. District

5. Continue to provide funds for annual water quality testing of Sabattus Pond.

Responsibility: Selectmen and Budget Committee

6. Maintain a relationship with adjacent communities where water quality issues transcend town boundaries.

Responsibility: Selectmen, Sabattus Pond Dam Commission and Cobbossee Watershed District

7. Inspect ditches, culverts and other parts of the road drainage system each year for signs of existing and potential erosion and remedy any areas which could contribute nutrients to lake watersheds.

Responsibility: Selectmen and Road Commissioner

8. Modify the Land Use and Subdivision ordinances to require developers to identify any aquifers and well head protection areas on and adjacent to the proposed development and to ensure that water quality will be protected; where appropriate, communication with the Sabattus Water District should be required.

Responsibility: Ordinance Committee

Natural and Scenic Resources

Goals:

To minimize encroachment on prime wildlife habitat and to ensure that large blocks and corridors are retained.

To retain views of and from Sabattus Pond, Sabattus Mountain and Oak Hill.

Policies:

1. Encourage landowners to enroll in current use taxation programs where land encroaches on prime habitat, wildlife corridors or large habitat friendly blocks.
2. Encourage use of overall density or conservation subdivisions where development would be likely to impact habitat.
3. Seek means of protecting important scenic resources from development.
4. Minimize encroachment of development on natural resources and habitat to the extent practicable.

Strategies:

1. Display “Beginning with Habitat” maps at the Town Office and make data and information available to residents and developers. Amend the Land Use and Subdivision ordinances to require developers to include important habitat and scenic views on plans submitted to the Planning Board.

Responsibility: Selectmen and Ordinance Committee

2. Make information on farm land, tree growth and open space tax programs available to property owners.

Responsibility: Selectmen

3. Encourage open space development, when this will minimize the impact on prime habitat or habitat blocks or corridors. Amend the Subdivision Ordinance to facilitate this.

Responsibility: Planning Board and Ordinance Committee

4. With Androscoggin Land Trust, investigate availability of funding to acquire land on Oak Hill and along Sabattus Pond, either outright or through easements, transfer of development rights etc., to preserve the views of and from these features.

Responsibility: Selectmen, Ridge Runners and Recreation Committee

5. Join the flood insurance program and request FEMA to conduct a rate study for Jock Stream.

Responsibility: Selectmen, Ordinance Committee and Maine Floodplain Program

Public Facilities and Services

Goal:

To provide needed public services to the community as efficiently and economically as possible.

Policies:

1. To ensure that sufficient high quality water is available for private wells so that a public water system is not needed.
2. To ensure that subsurface disposal systems are well sited, designed and constructed so that groundwater is not contaminated.
3. Encourage waste reduction and recycling to minimize the cost of solid waste disposal.
4. To provide adequate training and equipment for the fire department.
5. To ensure a quality education for Wales students within the ability of the town to pay for such. Ensure that both Wales Elementary School and Oak Hill High School have adequate capacity for the needs of the town.
6. To strengthen regional solutions to providing public services.
7. To ensure that adequate water is available for fire fighting purposes.
8. To ensure that construction of private utilities does not damage town roads.
9. To enhance communication between municipal officials and residents.

Strategies:

1. Modify the Land Use Ordinance to include protection of groundwater as a review criteria for commercial/industrial development, especially when the development includes use of fuels and/or other chemicals.

Responsibility: Ordinance Committee

2. Ensure that the Plumbing Inspector has adequate training, experience and time to review applications and inspect systems during construction.

Responsibility: Selectmen, Plumbing Inspector and Budget Committee

3. Work with the town of Monmouth to provide public education materials for distribution in Wales; establish a recycling or solid waste committee in Wales.

Responsibility: Selectmen and AVCOG

4. Develop a capital improvement plan for all town services, including fire fighting equipment, modifications to the fire station etc. The plan should be for a period of at least five years.

Responsibility: Selectmen, Fire Chief, and Road Commissioner

5. Work to develop a better rapport with the Wales School Committee, seeking solutions to the fact that Wales has the highest percentage of tax dollars going to education in the state.

Responsibility: Selectmen and School Committee

6. Develop an Impact Fee Ordinance to assist the town in paying for the cost of new classrooms and related facilities at Wales Elementary and Oak Hill schools if development pressures threaten to exceed their capacities.

Responsibility: Selectmen, School Committee and Ordinance Committee

7. Strengthen relationships with adjacent communities who share issues with Wales; Sabattus, Greene, Monmouth, Litchfield and Androscoggin County.

Responsibility: Selectmen

8. Modify the Subdivision ordinance to require review by the Fire Chief as to the adequacy of water for fire fighting.

Responsibility: Ordinance Committee and Planning Board

9. Modify the Town Road Ordinance to require utility crossings to be installed through directional drilling unless the Road Commissioner waives the requirement.

Responsibility: Ordinance Committee and Road Commissioner

10. Support the town's world wide web site (www.rootsweb.com/~mecwales/) and develop a newsletter or other means of communication.

Responsibility: Municipal Officials and Volunteers

Transportation

Goal:

To ensure an efficient, safe and economical transportation network to serve the town of Wales and connect it to surrounding communities.

Policies:

1. To maintain and improve, if necessary, the local road system
2. Ensure that access to all roads is at locations with adequate site distance for the travel speed on the road.
3. Develop a multi-year road and bridge improvement plan.
4. Ensure that the town is aware of changes to the road network taking place in other communities.
5. Ensure that funds appropriated by the town for road maintenance and construction are spent effectively.
6. Continue to set aside funds for road and bridge improvement projects.
7. Ensure that new roads accepted by the town are properly designed and constructed so as to minimize the future cost to the town.
8. Participate in regional efforts for the improvement of the major transportation corridors.

Strategies:

1. Modify the Land Use Ordinance to ensure that a building permit cannot be issued until the Road Commissioner or ME Dept. of Transportation, as appropriate, has issued a driveway permit.

Responsibility: Ordinance Committee, Road Commissioner

2. Modify the Land Use and Subdivision Ordinances to require subdivision lots to have access only on interior subdivision roads.

Responsibility: Ordinance Committee

3. Seek appointment to the Region 7 Rural Transportation Advisory Committee (RTAC 7) and participate in any corridor committees.

Responsibility: Selectmen

4. Develop an inventory of the town roads and apply the MDOT Road Surface Management System (RSMS) or similar ranking system to establish road improvement priorities.

Responsibility: Road Commissioner and Selectmen

5. Develop a capital improvement plan and schedule for roads and bridges for at least five years into the future that provides priority for roads in the designated growth areas.

Responsibility: Road Commissioner and Selectmen

6. Evaluate whether the town should consider establishing its own road crew or continue with the existing contracting system

Responsibility: Selectmen and Budget Committee

7. Review the existing road ordinance to determine whether any changes are needed.

Responsibility: Ordinance Committee and Road Commissioner

8. Develop an access management plan for all town roads.

Responsibility: Selectmen and Road Commissioner in conjunction with the Local Roads Center

9. Request that MDOT establish a park & ride facility adjacent to the new Sabattus Turnpike interchange.

Responsibility: Selectmen

10. Since it is anticipated that the new Sabattus Turnpike interchange will result in an immediate increase in traffic on Route 132, request, in conjunction with Sabattus and Monmouth, MDOT to change the state classification of Route 132 to a state highway, which would be more compatible with its federal functional classification.

Responsibility: Selectmen and towns of Sabattus and Monmouth

11. Request that MDOT evaluate whether the federal functional classification of Route 132 from the town line to Leeds Junction Road should be upgraded to an arterial in light of the new Sabattus Turnpike interchange. Also, in conjunction with the town of Leeds, request that Leeds Junction Road be upgraded to a major collector.

Responsibility: Selectmen and town of Leeds

Fiscal Capacity

Goal:

To reduce the mil rate, currently the 2nd highest in Androscoggin County, while continuing to provide needed services.

Policies:

1. Encourage low impact business development.
2. Ensure that property assessment is equitable.
3. Evaluate end of year fund balances to ensure that they are appropriate.
4. Develop a capital improvement plan to ensure efficiency.

Strategies:

1. Develop application forms to simplify the Planning Board application process. Hold meetings twice a month if applications are pending.

Responsibility: Planning Board

2. Be familiar with business assistance programs available nearby, such as the Small Business Councilors and loan programs from AVCOG, and be able to direct potential business owners to them.

Responsibility: Selectmen, Planning Board and AVCOG

3. Review property assessments on a regular interval, such as every 5 years, to determine whether a re-evaluation is necessary. Ensure that new construction, including additions and renovations, are properly assessed.

Responsibility: Selectmen and Assessors

4. Discuss appropriateness of year end fund balances with auditor.

Responsibility: Selectmen

5. Develop a capital improvement plan; use Road Surface Management System during process.

Responsibility: Selectmen, Road Commissioner, Fire Chief, Monmouth Rescue, Monmouth Solid Waste etc

Historic and Archaeological Resources

Goal:

To ensure that the town's historic and archaeological resources are preserved to the extent possible.

Policy:

1. Minimize the impact of development on historic and archaeological resources.

Strategy:

1. Amend the land use plan and subdivision ordinance to require applicants of projects that include work in areas previously identified as being potential archaeological sites, especially those that include work below the high water line of Sabattus Pond, to complete an archaeological survey prior to approval by the Planning Board and to minimize the impact of development on any historic or archaeological site.

Responsibility: Ordinance Committee and Planning Board

2. Appoint a Committee to evaluate the towns historic buildings and list those that are worthy of preserving through ordinance provisions. The Committee will hold a public hearing and make recommendations for ordinance provisions.

Responsibility: Selectmen

Land Use

Goal:

To protect the rural character of Wales, encourage efficient use of land, discourage sprawl and take advantage of business opportunities afforded by development of the new Turnpike Interchange.

Policies:

1. Assist owners of large lots to keep them for resource based uses and as open space. Encourage long term land owners to maintain their land undeveloped for as long as possible.
2. Encourage residential development to go to growth areas where services can be provided economically.
3. Encourage major commercial development to go to areas where it can take advantage of transportation opportunities; discourage strip commercial development along town and state roads.
4. Ensure that commercial development is compatible with the neighborhood and does not negatively impact transportation routes, wildlife and the natural environment.
5. Ensure that areas proposed for development have the soils and other environmental features suited for the purpose.
6. Ensure that areas proposed for development impact wildlife habitat to the minimum extent possible.
7. Ensure that elderly residents can remain in Wales by encouraging establishment of affordable elderly housing.

Strategies:

1. Provide property owners with information regarding current use taxation law for forestry, farmland and open space uses.

Responsibility: Selectmen and Treasurer

2. Develop a Zoning Ordinance which provides areas for residential growth, encourages growth to go there and make it desirable to live there by allowing neighborhood businesses.

Responsibility: Ordinance Committee and Planning Board

3. Restrict the size of subdivisions in all areas outside the designated growth areas to 5 lots. Recognizing the value provided to the community of long term land ownerships patterns which exist in Wales, if an applicant (for purposes of this strategy, an applicant includes the parents, grandparents, in-laws, siblings and children of the person submitting the application) for a subdivision owned the parcel under consideration on June 12, 2004 and has owned the parcel for 10 years when the subdivision application is filed, the subdivision will not be restricted to 5 lots.

Responsibility: Ordinance Committee and Planning Board

4. Modify the Land Use and Subdivision ordinances to require that subdivisions have access only to interior subdivision roads.

Responsibility: Ordinance Committee and Planning Board

5. Modify the Land Use and Subdivision ordinances to require buffers when proposed development and existing development are not compatible.

6. Modify the Land Use and Subdivision ordinances to encourage developers to use “open space” type development when the property is suitable; allow a 10% density bonus when this type of development is used.

Responsibility: Ordinance Committee and Planning Board

7. Amend the Subdivision Ordinance to require developers to show important wildlife habitat on plans and proposed methods to mitigate habitat impact.

Responsibility: Ordinance Committee and Planning Board

8. Modify the Land Use and Subdivision ordinances to encourage development of affordable elderly housing in growth areas by defining three bedrooms in such a project to be counted as a single dwelling unit or by considering it multi-family housing, whichever requires the smaller land area.

Responsibility: Ordinance Committee

9. Develop a Site Plan Review Ordinance to review commercial developments to ensure that these activities are compatible with existing uses and do not negatively impact the environment.

Responsibility: Ordinance Committee

10. Review location of new housing starts for the past 3 years in early 2008. Develop new strategies to encourage growth to the growth areas if at least 60% of the housing starts are not in the growth areas.

Responsibility: Planning Board and Code Enforcement Officer

Recreation Resources

Goal:

To protect and enhance the availability of recreational opportunities for Wales residents.

Policies:

1. To provide public access to Sabattus Pond in Wales.
2. To promote the use of the existing snowmobile trail network for other low impact uses such as cross-country skiing and hiking and to expand the network.
3. To provide economic development opportunities in Wales through expanded tourist facilities.

Strategies:

1. Investigate the feasibility of acquiring land which would provide access to Sabattus Pond for a public beach, boat and snowmobile access and parking.

Responsibility: Selectmen and Recreation Committee

2. Work with property owners to expand access to snowmobile trails to other uses such as cross-country skiing and hiking.

Responsibility: Ridge Runners and Recreation Committee

3. Investigate availability of funding to acquire land on Sabattus Mountain, which already contains trails, for expanded trail use and to preserve it from development.

Responsibility: Selectmen, Ridge Runners and Recreation Committee in conjunction with Androscoggin Land Trust

4. Investigate the feasibility of establishing a marina as a recreation and economic development tool to include boating facilities, restaurant etc.; seek a private developer for the facilities.

Responsibility: Selectmen

Part III

Proposed Land Use Plan

Introduction

The purposes of the comprehensive plan are to be a snapshot of the town at the current point in time and a guide for future growth and development. The Goals, Policies & Strategies and Proposed Land Use Plan sections establish the various development areas and the types of uses for those areas; these sections of the plan provide a basis for future land use ordinances.

While the Proposed Land Use Plan identifies future development patterns, the Future Land Use Map provides a graphical representation. While these sections of the plan are intended to guide the town's growth over the next 10 years, changes in demand for housing, institutional and commercial uses may require plan revisions sooner. Principles that guided the development of the land use plan and map include the following:

- Conserve the town's special features.
- Direct future development to areas that are suitable for growth, both residential and commercial.
- Support the rural tradition of home based businesses.
- Ensure that future growth does not overburden the town's ability to provide municipal services and facilities.
- Provide appropriate housing opportunities for the town's elderly residents.

Developing appropriate land use districts will assist Wales in meeting these principles.

Shoreland Areas: All Maine communities are required to have a shoreland zoning ordinance. This ordinance will help to preserve wildlife habitat, protect water quality and reduce property damage in the floodplain. Shoreland zoning applies to the following areas in Wales:

All land areas within 250 feet, horizontal distance, of the high water mark of Sabattus Pond and contiguous wetlands; all land areas within 250 feet of the high water mark of any non-forested wetlands, including Maxwell Swamp; and all land areas within 75 feet of the high water mark of the Dead River and of Jock Stream, north from the point where it crosses East Road.

Growth Areas: Growth areas are intended to accommodate about 70% of the new residential growth, including mobile home parks, anticipated in Wales during the next 10 years. Other uses that are compatible with residential development, such as neighborhood and municipal services,

will also be encouraged in these areas. Two areas have been identified for growth; the first incorporates land in the northern section of town, part of it west of Pond Road and part of it on Centre Road; the second growth area is located on Route 126, adjacent to an area currently undergoing development. These areas have been selected because they have fewer constraints to development than most of the town.

The minimum lot size in the Growth Areas will be 80,000 square feet, with 200 feet of road frontage. Multi-family housing will require 80,000 square feet and 200 feet of frontage for the first unit, with each subsequent unit requiring an additional 20,000 square feet and 25 feet of road frontage. Access for multi-family developments will be limited to one entrance and one exit.

Open space development will be encouraged in the Growth Areas, allowing the same number of lots as per a standard subdivision. Vehicular access to subdivision lots will only be from interior subdivision roads.

Elderly housing will be encouraged in the Growth Areas by defining three bedrooms in an elderly housing complex as equal to one unit, or as multi-family housing, whichever requires the smaller land area. Elderly housing complex will be defined by ordinance.

General Use Area: The General Use area makes up the majority of land in Wales. The General Use area includes existing agricultural and forestry activities, as well as residential, home occupations and some services and other businesses. While the General Use area can accommodate some new residential and commercial growth, there are more constraints to development such as steep slopes, forested wetlands and other wildlife habitat etc.

Uses allowed in the General Use area will include agriculture and forestry, single family, two-family and elderly housing, home occupations, campgrounds and parks, gas stations, highway stores and services, manufacturing, motels and hotels, bed & breakfast establishments, recreation, and personal and financial services.

The minimum lot size in the General Use Area will be 80,000 square feet, with 200 feet of road frontage. Open space development will be encouraged in the General Use Area, allowing the same number of lots as per a standard subdivision. Vehicular access to subdivision lots will only be from interior subdivision roads.

Each residential or commercial lot shall include a minimum contiguous building envelope of 40,000 square feet which will contain all buildings, driveways and the sewage disposal system. The building envelope shall not include wetlands of any type or any area with slopes of more than 20%.

To discourage residential development in the General Use Area, subdivisions will be limited to five lots in any five year period, except in cases of long term land ownership. In addition, no new town roads will be accepted in the General Use Area.

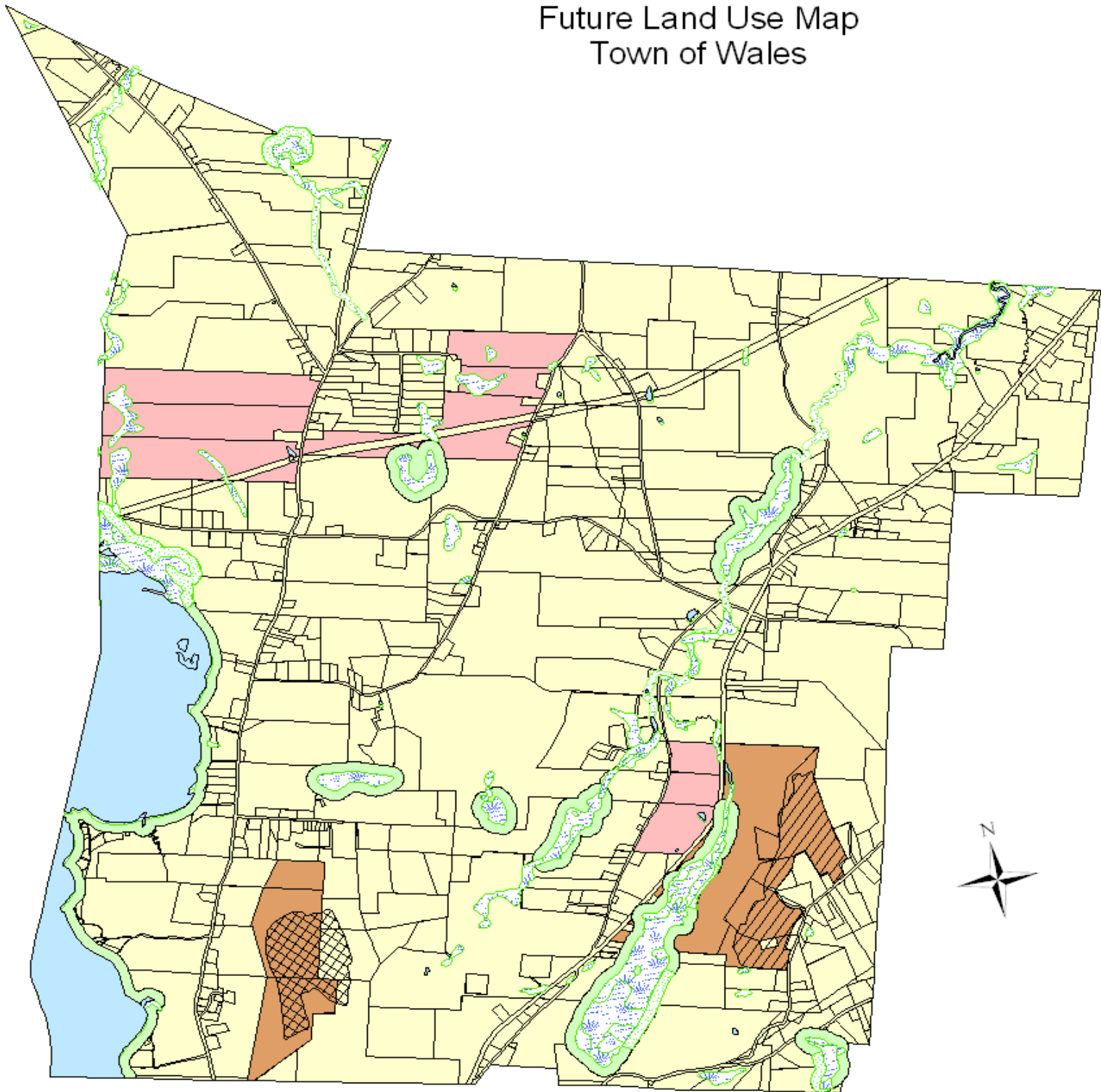
All commercial activities should be reviewed by the Planning Board under a Site Plan Review Ordinance; the Ordinance should consider the type of commercial activities and their impacts on existing adjacent uses, the impact on significant wildlife habitat and the amount and type of traffic and its impact on local and/or state roads.

Limited Rural Areas: Sabattus Mountain and Oak Hill have been identified repeatedly throughout the planning process as important to the identity of the town; protecting them from development, especially at the higher elevations, has been deemed vital. The Oak Hill limited rural area also includes much of Maxwell Swamp, a forested wetland. Uses in the limited rural area should include agriculture and forestry, single and two-family residences, elderly housing, home occupations and limited recreational uses.

Any development in the Limited Rural areas will be open space type development, utilizing a density of 1 unit per three acres; a minimum of 50% of the parcel shall be reserved for open space. Each residential lot shall include a minimum contiguous building envelope of 40,000 square feet which will contain all buildings, driveways and the sewage disposal system. The building envelope shall not include wetlands of any type or any area with slopes of more than 20%.

To discourage development in the Limited Rural areas, subdivisions will be restricted to five lots in any five year period. In addition, no new town roads will be accepted in the Limited Rural areas.

Future Land Use Map
Town of Wales



Legend

- Water Resources
- National Wetlands Inventory Wetlands
- Resource Protection
- Limited Rural
- Oak Hill Above Elevation 500
- Sabattus Mountain Above El. 600
- Growth Area
- General Use Area
- Limited Residential
- Stream Protection

1"=3000'

Note: This is not an official shoreland zoning map.

Part IV

Capital Investment Plan

Introduction

While the town has established a policy to “assure that future development is limited so that it does not overburden the town’s capacity to provide municipal services and facilities,” it seems clear that development during the first decade of the new millennium is occurring much more rapidly than during the 1990s. New services and facilities will be required to meet future needs of the community.

When new facilities are required that have substantial expenditures that do not recur annually, have a useful life of greater than five years and result in fixed assets, they are considered capital investments. These types of investments can include new or expanded physical facilities, rehabilitation or replacement of existing facilities, major pieces of equipment and acquisition of land or property for community facilities.

Among the projects that may be on the horizon during the next 10 years in Wales are the following:

- Addition to the fire station
- Fire equipment/apparatus account
- Addition/renovation to the town office
- Adding a classroom at Wales Central School (if incoming classes continue to increase in size)
- Replacement of Ham Bridge on Avenue Road
- Account for land purchase for lake access or to assist a land trust to obtain land/easements on Sabattus Mountain
- Reconstructing roads, including preparing existing gravel roads for paving, and drainage systems

There are a number of financing methods that can be used to fund the types of improvements noted above. These are outlined in the following paragraphs.

Current Revenues: This is also known as the pay-as-you-go method. This method has the advantage of avoiding bonding and its associated interest cost. The disadvantage is that financing a large project in this manner would create a high tax burden during the implementation period and result in extreme fluctuations in the tax rate.

Bonding: Borrowing against future taxes (general obligation bonds) or future fees (revenue bonds) is widely practiced for public improvements that have a long life. This method is also known as the pay-as-you-use method. Bonding evens out the tax burden as opposed to using current revenues, especially when a project is costly. The term of

bonds issued by a municipality for a public improvement should not exceed the useful life of the equipment or facility.

Reserve Fund: Reserve funds are often established by communities to purchase equipment, build facilities or make repairs, etc. This method works well when a town knows several years in advance that an expenditure will be needed and the approximate value of the expenditure. Reserve funds earn interest in the intervening years and, like bonding, they even out the flow of revenue needed for a project. The town currently has several reserve funds in place.

Impact Fees: Impact fees are fees charged to new development for its proportional share of the cost of a specific capital improvement made necessary because of the development. These fees are deposited into a fund to be used for construction of the project they were collected for, such as new classrooms required due to development of a large subdivision, new water supply capacity etc. One disadvantage of impact fees is the complexity of managing the funds. It may be desirable to implement an impact fee if a new classroom at the elementary school is needed.

Time-phased Projects: Large projects or those with individual elements can sometimes be broken down into several smaller projects. It may then be feasible to accomplish the smaller projects through current revenues or smaller bonding efforts.

Below is a list of capital improvements that have been identified by the town as likely to require funding during the next 10 years.

ITEM	YEAR	ESTIMATED COST	PROBABLE FUNDING METHOD
Replace Bridge on Avenue Rd	2004	\$100,000	FR, B
Fire Equipment/Apparatus	2010	150,000	RF, B
Town Office Work	2006	25,000	CF, B
Classroom Addition	2005 ⁴	Not Known	B, DEd, I

⁴Need for the additional classroom depends on whether incoming classes continue to increase in size.

ITEM	YEAR	ESTIMATED COST	PROBABLE FUNDING METHOD
Land Purchase Account	2006	100,000	RF
Reconstruct and Pave Woods Rd, Improve Southern Terrace Turn-Around, Construct Turn-Arounds on Avenue Rd Ext. and Brownell Rd	2004	100,000	CF, RF
Reconstruct and Pave Centre Rd.	2005/ 2006	140,000	CF, B
Improve/Pave Southern Terrace and Eastern Drive	After 2006	Unknown	CF, B

B – Bonding; RF – Reserve Fund; TP – Time-phased Project; DEd – Dept of Education; CF – Current Funds; I – Impact Fees

Appendix

Survey Narrative

TOWN OF WALES
Comprehensive Plan Survey - Please return by Nov. 5.

A. The following questions ask background information about you and your family. Your answers will help us determine whether the people responding to the survey are representative of Wales’ overall population.

1. Are you:
70 Year-Round Resident 5 Seasonal Resident 8 Own Property in Wales, Live Elsewhere
2. Check the box which best describes your housing:
71 Single-Family House 1 Multi-Family House 6 Mobile Home on Private Lot
1 Mobile Home Park 1 Other (describe) _____

3. Please indicate the number of household members in each category:

Age	%	Female	Male	Age	%	Female	Male
0-4	2.5	4	1	25-44	26	25	27
5-9	7.5	9	6	45-64	36.2	33	39
10-19	9	8	10	65-74	10	12	8
20-24	5	4	6	75+	3.5	3	4

4. How long have you lived in Wales?
1 Less than 1 year 14 6 to 10 years
14 1 to 5 years 50 more than 10 years
5. How much land do you own in Wales?
9 Less than 1 acre 16 5 to 10 acres
15 1 to 2 acres 9 10 to 20 acres
20 2 to 5 acres 16 More than 20 acres
6. The town currently has a minimum lot size of 80,000 square feet (1.84 acres). Do you favor
33 larger lots in some areas; 6 smaller lots in some areas; or
40 the same as the current minimum in all areas?
7. In your opinion, what are the most important issues facing Wales? _____
8. What suggestions do you have for the Comprehensive Planning Committee? _____

B. Please indicate how you feel about the quality of these town and community services (first three columns) and tell us whether the town should spend additional dollars to improve these facilities or services (last three columns). (Disregard numbering, for computer tabulation only.)

	Satisfaction				Spending		
	Satisfied	No Opinion/ Not Used	Dissatisfied		Spend More	About the Same	Spend Less
9. Fire Protection	62	17	1	10.	10	54	7
11. Law Enforcement	44	17	17	12.	14	46	6
13. Road Maintenance	53	6	21	14.	19	41	8
15. Recreation Facilities	26	33	19	16.	17	30	13
17. Library	29	39	12	18.	14	30	11
19. Recycling	61	13	8	20.	1	51	12
21. Solid Waste Disposal	57	13	10	22.	4	50	12
23. Schools	38	20	21	14.	12	30	25
25. Cemeteries	46	34	1	26.	2	54	5
27. Town Government	49	14	14	28.	9	42	11

C. Please indicate how you feel about the following facilities and services by placing an X in the appropriate box.

	Need More	Adequate	Need Less
29. Sharing of Municipal Services with Other Towns	31	38	6
30. Child Care	11	40	7
31. Health Care	19	39	5
32. Code Enforcement	20	46	5
33. Elderly Housing	25	35	4
34. Affordable Housing	16	40	8
35. Youth Recreation	31	31	3
36. Public Transportation	21	38	6
37. Services for the Elderly	34	28	3
38. Land Conservation Programs	34	30	6
39. Access to Sabattus Pond	20	45	5
40. Historic Preservation Programs	22	38	7
41. Paths and Trails	28	36	7
42. Cultural Activities and the Arts	22	31	11
43. Manufacturing Jobs	45	18	6
44. Other Jobs	45	13	5

D. Please tell us if you prefer each of the following types of development to either be allowed anywhere or directed to specific areas within town.

	Allow Anywhere	Restrict to Specific Zone	Directed to Which Areas?
45. Single-family homes	62	13	
46. Duplexes	23	43	
47. Apartments	11	50	
48. Housing for Elderly	31	34	
49. Affordable Housing	24	40	
50. Mobile Home Parks	5	55	
51. Individual Retail Stores	21	47	
52. Service Stores (Cleaners, etc.)	16	52	
53. Light Manufacturing	14	59	
54. Heavy Manufacturing	7	59	
55. Tech/Office Park	13	54	
56. Gravel Pits	13	53	
57. Gas Stations/Convenience Stores	16	52	
58. Auto Graveyards/Junkyards	2	63	
59. In-home Businesses	57	17	
60. Fast Food Restaurants	14	54	
61. Chain Stores	8	58	
62. Other (Specify) _____			

E. Should the Town play a role in determining the way the following areas are developed or protected?

	Yes	No Opinion	No
63. Route 126	64	4	11
64. Route 132	66	4	10
65. Development around Sabattus Pond and Jock Stream	60	10	10
66. Farmland and Open Space in Rural Areas	56	8	17
67. Forests	54	8	18

Please return to the Town Office, Wales Elementary School or Oak Hill Cash Market by Nov. 5.